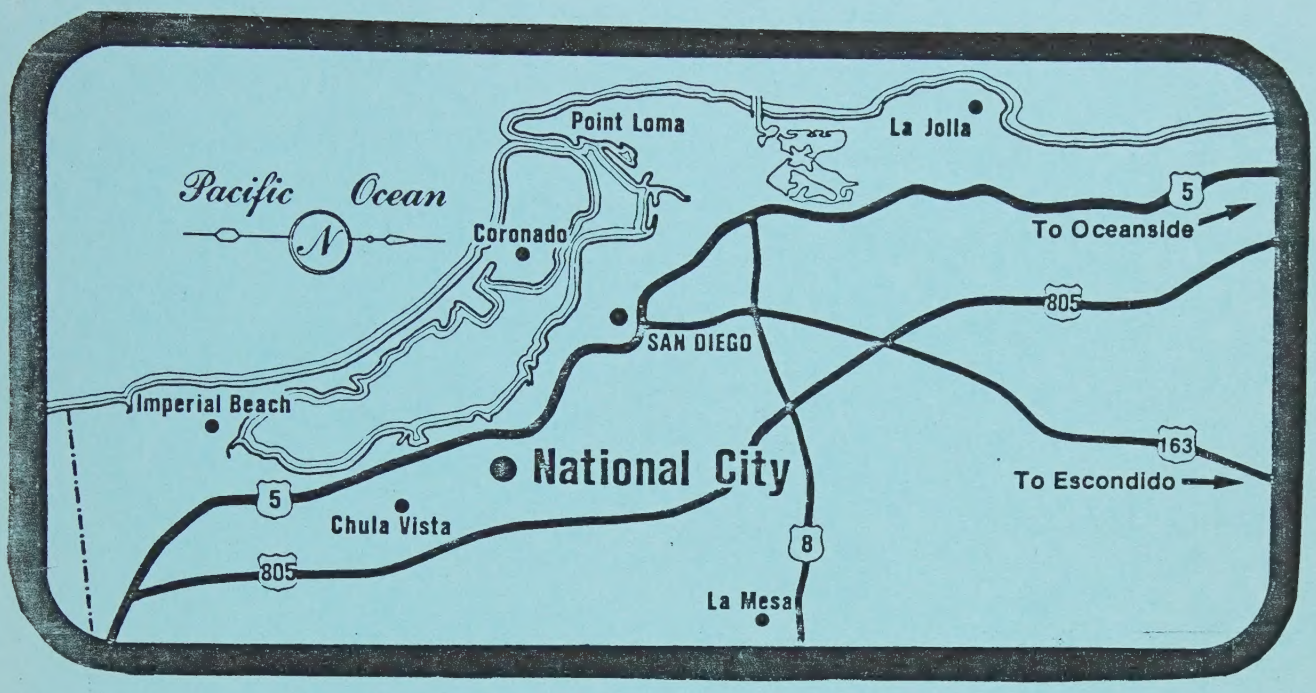

DRAFT

SPHERE OF INFLUENCE REPORT

NATIONAL CITY, CALIFORNIA

AUGUST 1984

Prepared by:

National City Planning Department

87 01107

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1.0 INTRODUCTION

1.1 Purpose

National City, soon to celebrate its centennial, has expanded little beyond its original boundaries. Even though it is located in an expanding metropolitan area, the City has tended to concentrate on the area within its limits. The result is a compact, efficiently operated City with an excellent economic base capable of financing local services and a civic center centrally located that provides quality service.

There are, however, unincorporated areas adjacent to National City that will, in the near future, require urban level services. The purpose of this report is to determine which of these areas will be best served by annexing to the City of National City.

This report has been prepared by the National City Planning Department to assist San Diego County's Local Agency Formation Commission (LAFCO) in determining the most realistic "Sphere of Influence" for the City of National City. The Sphere of Influence is defined as the probable ultimate physical boundaries and service area of a local governmental agency as determined by LAFCO. A well defined Sphere of Influence links boundary changes to the need for orderly growth and logical expansion of cities.

Urgency for completion of a Sphere of Influence is the result of a recent court case. In January, 1983, the First District Court of Appeal in San Francisco ruled that before LAFCO may approve a proposal, there must be an adopted sphere for each local government agency which might include the territory. Emergency legislation, AB498, modified this action by permitting approval under specific conditions until January 1, 1985.

1.2 Procedure

The first phase of the procedure is the presentation of the Sphere of Influence report to the National City Planning Commission and to the National City City Council. After their consideration, the report will be submitted to LAFCO's staff. Their staff will review the report and make recommendations. At this time, the LAFCO staff will also conduct the environmental review.

Next will be a hearing before LAFCO. This hearing requires public notice. At the hearing, the commission will consider:

1. legislative guidelines,
2. staff recommendations,
3. testimony by the City,
4. testimony by other affected agencies, and
5. the public.

In making a Sphere of Influence determination, the commission may designate:

1. a full Sphere of Influence including the agency and specific surrounding territory;
2. a coterminous, or existing boundaries, sphere indicating no anticipated need for agency's services outside its current boundaries; or
3. a partial sphere, if information is not available to establish a complete sphere of influence.

Inclusion of territory within an adopted sphere does not necessarily mean annexation; however, it is unlikely that territory outside of a sphere would be granted annexation approval. LAFCO will continue to consider each specific annexation proposal on an individual basis as required by law.

2.0 LEGISLATIVE REQUIREMENTS

The Knox-Nisbet Act (1963), Government Code Section 54774, mandated establishment of county Local Agency Formation Commissions (LAFCOs) throughout the State with the objectives of discouraging urban sprawl and promoting the orderly development of cities and districts. The theory is that a single governmental agency is better able to respond to community service needs and is preferred over several limited purpose agencies. In 1971, the California Legislature amended the Knox-Nisbet Act to require LAFCOs to establish the "sphere of influence" for each local government agency in a county. There was no deadline set and, until 1983, there were only two sphere studies in San Diego County, the Oceanside/Carlsbad/Vista study and the San Marcos/Escondido study, both adopted in 1978. The 1983 San Francisco Court of Appeal ruling put teeth into the legislation by restricting action without the long range planning considerations inherent in the sphere review process.

This review process in San Diego County must conform to requirements of Government Code Section 54774 (Knox-Nisbet), the San Diego County LAFCO Guidelines and CEQA.

2.1 The Knox-Nisbet Act (Government Code Section 54774)

"...Among the factors considered in determining the Sphere of Influence of each local governmental agency, the Commission shall consider and prepare a written statement of findings with respect to each of the following:

(a) The maximum possible service area of the agency based upon present and possible service capabilities of the agency.

(b) The range of services the agency is providing or could provide.

(c) The projected future population growth of the area.

(d) The type of development occurring or planned for the area, including, but not limited to residential, commercial, and industrial development.

(e) The present and probable future service needs of the area.

(f) Local governmental agencies presently providing services to such area and the present level, range and adequacy of services provided by such existing local governmental agencies.

(g) The existence of social and economic interdependence and interaction between the area within the boundaries of the local governmental agency and the area which surrounds it and which could be considered within the agency's sphere of influence.

(h) The existence of agricultural preserves in the area which could be considered within an agency's sphere of influence and the effect on maintaining the physical and economic integrity of such preserves in the event that such preserves are within a sphere of influence of a local governmental agency.

2.2 San Diego County LAFCO Guidelines

A. Definitions

1. Spheres of Influence: A plan for the probable ultimate physical boundaries and service area of a local governmental agency (Government Code Section 54774). The Spheres "plan" also may identify the need and include recommendations for specific governmental reorganization studies.

2. Sphere of Influence Boundary: That boundary, adopted by the Local Agency Formation Commission, which establishes the limit beyond which a local governmental agency may not annex territory. Annexation beyond that boundary may not occur without revision of the Sphere boundary by LAFCO .

3. Factors to Develop a Sphere: All factors identified in Government Code Section 54774 will be considered in determining a Sphere of Influence. Particular emphasis will be placed on projected urban service demands for the next 10-15 years. (This information will be determined with assistance from the affected local agencies.)

4. Urban Services: Those services provided to an urbanized area, which are necessary to support urban development.

5. Urban Service Area: "Urban Service Area" means existing developed, undeveloped, or agricultural land, either incorporated or unincorporated, within a city's sphere of influence, which is currently served by existing urban facilities, utilities, and services or is proposed to be served by urban facilities, utilities, and services in the first five years of a city's adopted capital improvement program. The boundary around such an urban area shall be called the "urban service area boundary" and shall be developed in cooperation with a city and adopted by a commission.

6. Urbanized Area: An area with residential development at a density of at least 1 dwelling unit per gross acre, and/or commercial or industrial development which serves as a significant business or activity center. ("Significant business center" is to be determined by local conditions and circumstances.)

7. Zero Sphere: An existing local agency may be assigned a zero sphere of influence which encompasses no territory. Such may be the case where

LAFCO determines after due consideration of all factors that the public service responsibilities and functions of one local agency should ultimately be reallocated to another unit of government.

8. Coterminous Sphere: An agency may be allocated a Sphere of Influence which is coterminous with its existing boundaries if there is no anticipated need for the agency's services outside its existing boundaries, or if there is insufficient information to support inclusion of areas outside the agency's boundaries in the Sphere of Influence.

B. Policy Guidelines

1. Designation of a Sphere of Influence does not require annexation of every area within the Sphere. The adoption of a Sphere of Influence does not automatically entitle annexation. In considering an annexation proposal, LAFCO is required by law to consider a number of factors including the need for an agency's services and the agency's ability to provide them at the time annexation is proposed. Annexation should proceed in a logical and orderly manner.

2. Spheres of Influence will guide the future expansion and organization of local governmental boundaries. Spheres of Influence shall be used to:

   (a) Provide long-range guidelines for efficient provision of organized community service and orderly changes of governmental organization.

   (b) Discourage the potential duplication of service by two or more local governmental agencies.

   (c) Guide the Commission in deliberating on specific changes of government organization.

   (d) Indicate the need for specific governmental reorganization studies.

3. The establishment of Spheres of Influence boundaries does not guarantee that changes of governmental organization will proceed in a logical and orderly manner. Therefore, annexations within the probable ultimate boundaries should be guided by specific policies and plans. In addition to these guidelines, LAFCO will rely upon State guidelines and land use plans and policies of local agencies in determining and using Spheres of Influence.
4. To assist LAFCO in promoting logical and orderly formations and annexations, each local governmental agency will be encouraged to identify areas within its Sphere where services are now provided and would be provided within 5 years. The Commission may adopt an urban service area for a city based on service plans for territory outside its existing boundaries.
5. Sphere of Influence boundaries should preserve community identity and boundaries. LAFCO may encourage the political and functional consolidation of local governmental agencies that cross-cut those affected communities.
6. Staged urban development contributes to the orderly growth of urban areas. LAFCO will encourage annexation of territory identified as available for urban development prior to annexation of other areas. Also, LAFCO will encourage provision of urban services within existing urban areas before they are provided to areas not yet devoted to urban uses.
7. LAFCO will exercise its power to encourage and provide planned, well-ordered, efficient urban development patterns with appropriate consideration of preserving open space lands within such patterns.

C. Procedural Guidelines

1. (a) Only those areas where urban services are presently provided and will be required within the next 10-15 years, or those areas where rural services are presently required, will be included within a Sphere of Influence.

   (b) The Sphere of Influence for each County Service Area (with the exception of those providing fire protection, paramedic, or other emergency services) will be coterminous with that CSA's existing boundary unless another agency will ultimately provide services.

2. When more than one agency could serve an area, the agencies' service capabilities, costs for providing services, and input from the affected community will be key factors in determining a specific Sphere boundary.

3. When more than one agency appears equally qualified to service an area, and where fiscal considerations and community input are not determinative, single Sphere of Influence for the area may not be appropriate. In such instances overlapping spheres may be established.

4. If insufficient information exists to determine a Sphere boundary, a partial Sphere of Influence may be determined and a future study may be designated.

5. An agency's Sphere of Influence will not encompass an area smaller than its existing jurisdiction unless there are compelling reasons, such as an apparent need for reorganization or substantial evidence that an area should receive services from another agency. A local agency may be allocated a Sphere of Influence which encompasses only its existing jurisdiction, in instances where the agency's existing territory extends beyond those areas that could be served within the next 10-15 years.

6. In developing city Sphere boundaries, municipal pre-zoning policies and general plans will be reviewed and compared with: (1) adjacent municipal pre-zoning policies and general plans; and (2) County general plan elements. An area will not be considered for inclusion in a city's Sphere of Influence unless it is within the city's adopted general plan land use element. Attention will be called to incompatibilities between city and county general plans. LAFCO may encourage those affected agencies to reconcile incompatibilities.
7. The Commission shall consider and adopt a written statement of findings in accordance with the Government Code, when a Sphere of Influence is adopted.
8. In developing Spheres of Influence, close cooperation and consultation with affected local governments and communities will be essential. LAFCO will consult with the affected agencies and communities during development of each Sphere.

2.3 Environmental Review

LAFCO's actions are subject to terms of the California Environmental Quality Act (CEQA), therefore this Sphere study will require an environmental assessment to determine whether there should be a Negative Declaration (no significant effects) or an Environmental Impact Report. This will be accomplished prior to public hearings by LAFCO. LAFCO, being the lead agency, will conduct the environmental assessment prior to hearings before their Commission.

3.0 THE STUDY PROCESS

The lands in and around National City are developed and the land use pattern established. Development that will occur in the next 20 years will be infill or redevelopment. Therefore, the question in this study is not who could best provide the basic services of sewer, water and road construction, as the infrastructure exists, but who could best service the urban and urbanizing areas.

The first step in the process was to locate areas that exhibited potential for future annexation. The purpose of this report is to determine areas that can benefit from annexation to the City of National City. It is assumed that all lands within the corporate limits will remain within National City's Sphere of Influence and no attempt will be made to address any changes therein.

The next step was to identify all existing agencies servicing the study area and determine their capabilities. All servicing agencies are reviewed individually in depth in this section of the report.

The third step was to review the characteristics of these areas. As part of this review, there were discussions with staff from the City of Chula Vista, the City of San Diego, County of San Diego Planning and Public Works Departments and LAFCO, and from the agencies providing services to the areas.

The Land Use. A knowledge of existing and projected land use is the basis for evaluating a community's current and future needs for urban services. How can those needs be met? Is the current City system adequate? Is the necessary service extension financially feasible for the City or is it a financial burden? Are existing facilities conveniently located to service the new area - today's needs and tomorrow's needs?

In all of the study areas, the principal use, existing and projected, is residential. To help determine existing and future service needs, a count was made of existing and projected dwelling units. Data on existing land use in the unincorporated area was obtained from the County Planning Department. The projected land use was based on General Plan land use designations. There are three applicable and frequently overlapping plans, the National City General Plan (1983), the Chula Vista General Plan (1970), and the County General Plan (Sweetwater Community Plan (1977) and County Islands Plan (1979). Except for the Sweetwater Valley where only the Sweetwater Community Plan is discussed, all plan designations are reviewed.

Physical Setting. This category of analysis factors includes elevation, drainage patterns, rivers, marshes, etc. The physical setting will often reveal a natural orientation, i.e., a ridge as a boundary, a river as a deterrent to travel. Also physical features can indicate areas for future maintenance, i.e., natural drainage channels can indicate needs for flood control installations.

Community Identity. One of the most important factors is the residents' personal identification with local government. Participation in local activities instills a sense of belonging and tends to stabilize neighborhoods. Community identity can also be related to trade area activity.

The final step was to evaluate the total impact of all these factors and to determine the appropriate Sphere of Influence for the City of National City.

3.1 Delineation of Areas

The first step in the study process was to delineate likely areas of change within and adjacent to the City of National City and/or areas requiring a higher level of services. Topics of investigation were current boundaries, unincorporated enclaves, adjacent County remnants and adjacent urbanizing unincorporated areas. A map of these areas is shown on page 12.

Figure 1. National City and Vicinity

The present boundaries were reviewed to determine their suitability. The northerly boundary contained no significant areas of concern. This is a stable boundary between National City and the City of San Diego with no unincorporated remnants. There have not been any changes since 1955.

The easterly boundary from Division Street to Highway 54 is also an established, stable boundary between National City and the City of San Diego community of Paradise Hills. The line was finalized when the last County remnant in the vicinity, the property containing the Wellington House, was annexed in March 1980.

The westerly boundary was established in 1954 when National City relinquished its claim to the historical cross-bay strip in exchange for half of the San Diego corridor.

The City of San Diego had acquired a 600' strip of the San Diego Bay from the City of Coronado in order to annex San Ysidro. However, this corridor encroached on an area incorporated by National City in 1887.* Settlement of National City's claim resulted in acquisition of 300' of the City of San Diego's 600' corridor and 285± acres of South Bay salt marshes south of Chula Vista which were included to enable National City to have dockage, a ship's channel and access to a south entrance to the bay with future development of the harbor.

The area is presently under lease by State Lands Commission to Western Salt Company for evaporation ponds and to the San Diego Gas and Electric for a warm water outlet and dispersal area as part of the South Bay Power Generating Plant Operation. Presently, negotiations are under way to extend Western Salt's lease agreement beyond the January 31, 1984 expiration date. The San Diego Gas and Electric lease expires in 2006. (See Figure 2).

* When National City incorporated, the westerly boundary was described as the westerly line of the ship's channel, therefore, National City's boundaries "crossed the bay".

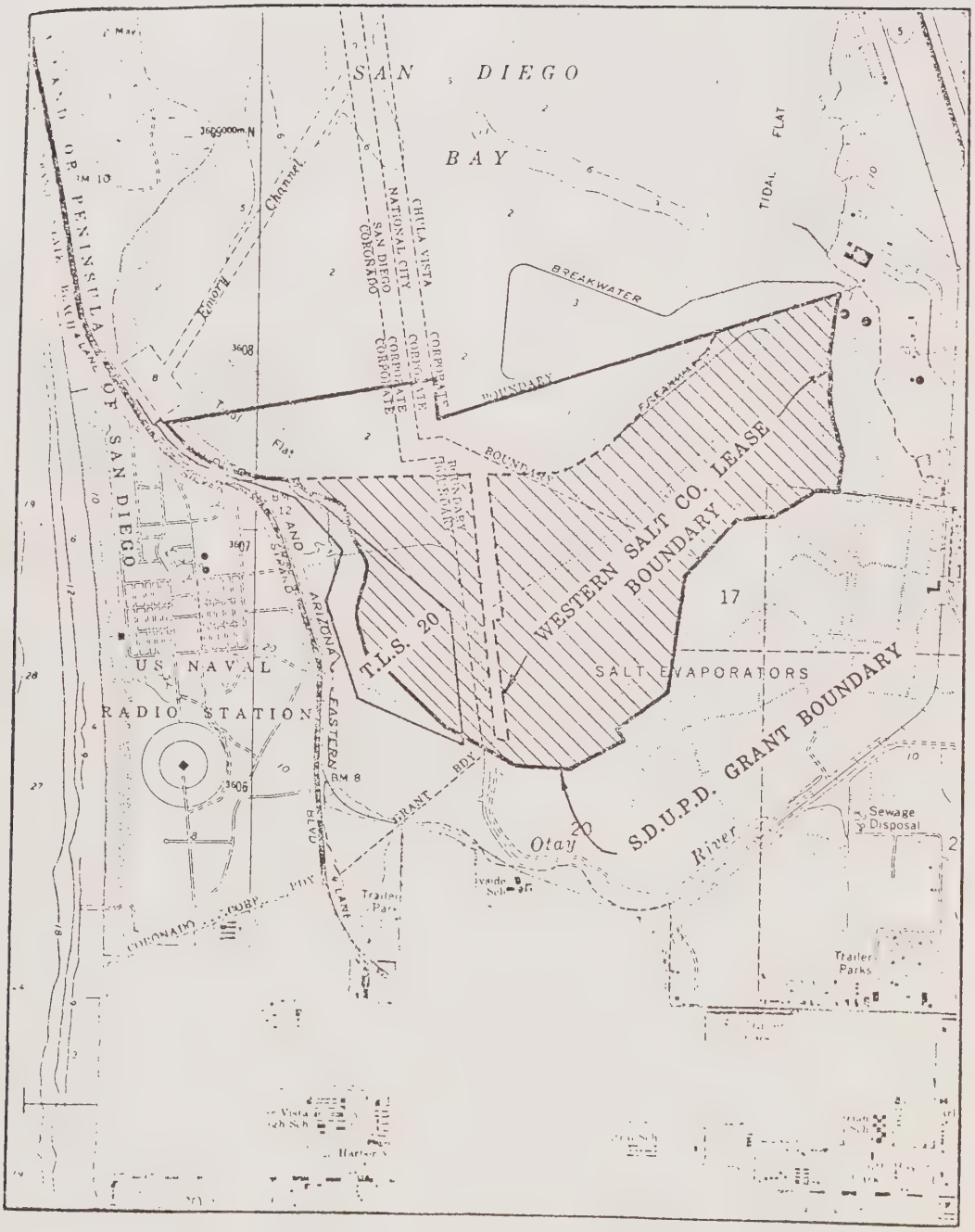


Figure 2. South Bay Salt Marshes

With the passage of SB632 in 1973, the conveyance in trust to the San Diego Unified Port District of tidelands and submerged lands which were subject to leases to the Western Salt Company was revoked as of January 31, 1984 with title reverting to the State. The Resources Agency, in cooperation with the State Lands Commission was directed to undertake a study to determine which state agency should be assigned jurisdiction with special consideration being given to the practicability of transferring such tidelands to the Department of Parks and Recreation.

The conclusion of the report completed in January 1978, was that the lands should revert to State administration under the jurisdiction of the State Lands Commission and be leased to the Department of Fish and Game for wildlife management purposes. The Department of Fish and Game should work with Western Salt Company to maintain and improve existing wildlife values and, in 1984, evaluate the possibility of continued salt operations for compatibility with the Department management plan.

Along the southerly boundary between Chula Vista and National City, are two islands of unincorporated area. The smaller 15 acre parcel is immediately south of the Town and Country Shopping Center along Edgemere Road. The other island is approximately 400 acres and is shaped somewhat like an hour glass. The northern portion extends into National City and is the area known as Lincoln Acres. Except for the neck, the area is entirely surrounded by National City. All of this land south to "C" Street in Chula Vista was part of National City when the town incorporated in 1887.

The islands are included in the study. However, they are subdivided into 4 study areas as it may not be appropriate to include all of the area in National City's Sphere of Influence. (Areas 1, 2, 3, and 4).

Further east on the north side of Highway 54, there is a three acre remnant of unincorporated territory.

Almost entirely surrounded by the City of San Diego and cut off from National City by the highway, it is nonetheless included because its southern border is contiguous with National City. (Area 5).

South of Highway 54 and southerly of Sweetwater Heights are two small parcels of unincorporated land. The parcel adjacent to Sweetwater Heights Parks is an island completely surrounded by National City, the other parcel is a one acre enclave. Both are westerly of the proposed Reo Drive extension and therefore, were both included. Because of their small size and proximity to one another, they were grouped as one area. (Area 6).

All along the southeasterly boundaries, i.e., Plaza Bonita and Sweetwater Heights, National City abuts unincorporated area. The decision as to how far and how much should be included for evaluation in the study was based on National City's 1974 General Plan. The General Plan indicated possible expansion of National City east to the Sweetwater Reservoir from Highway 54 to Bonita Road. The area was reduced somewhat by terminating the easterly limit at Sweetwater Road as this appeared to make a more suitable boundary. (Areas 7 through 12). Figure 3 shows the location of the study areas.

3.2 Service Agencies and their Capabilities

Public services are necessary to allow and support urban development. The services that deal with physical systems and property protection - water supply, sewage disposal and fire protection - tend to require the most amount of long range planning and capital investment and are, therefore, the most critical to this study.

A review was made of all existing agencies servicing the study area to determine areas of deficiency and expansion capabilities. The individual service agencies are discussed below in detail.

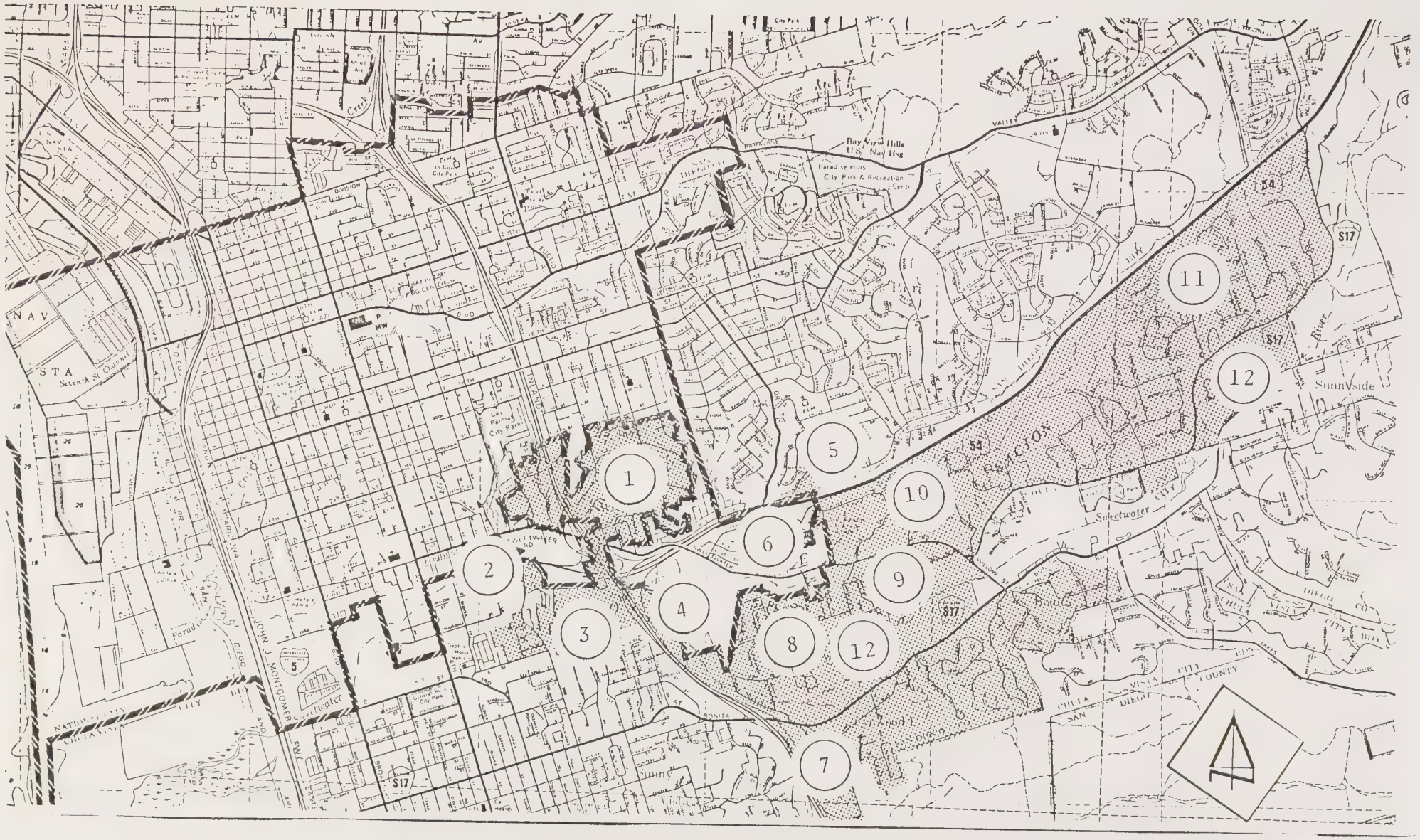


Figure 3. Study Areas

3.2.1 Water Supply

The retail distributor of water for residents of the entire study area is the Sweetwater Authority, a public entity owned by National City and the South Bay Irrigation District. The retail water rate is the same regardless of whether the user lives in National City, Chula Vista or the unincorporated area.

The Sweetwater Authority's water supply is adequate to provide for projected population increases within its jurisdiction; however, at this time there is a storage capacity problem. The Authority has levied a small assessment to correct this problem and, in some instances, has required new subdivisions to have storage tanks constructed.

3.2.2 Sewage Disposal

The study area is serviced by two sewering agencies: the City of National City and the Spring Valley Sanitation District (SVSD). Both agencies contract with the Metropolitan Sewerage System of the City of San Diego (MSS) for disposal of their sewage. Not all dwelling units in the study are on sewer, in fact, much of the older development in Sweetwater Valley is on septic system or seepage pits. This also applies to the area around Del Mar Avenue. There is adequate capacity in both National City and the Spring Valley Sanitation District should these areas decide to connect to sewer. The homeowners could finance the sewer construction by forming either an assessment district or a non-profit association. Connection can be made to a National City 8" line in Sweetwater Road which presently has an adequate capacity and/or to the Spring Valley Sanitation District outfall in the Sweetwater River. Sewering agencies in the County frequently contract with one another to carry their sewage for a transportation fee rather than construct duplicate facilities or if the need is of a temporary nature.

The Lincoln Acres area was sewered in the late 1960s under a 1911 Act. Landowners in the area that abut the City of National City presently have a choice of annexing to National City or connecting to the Spring Valley Sanitation District.

Currently, connection fees in National City are considerably less than in the Spring Valley Sanitation District. Fee schedules for both agencies are included in the appendix.

City of National City provides the service of sewage collection and contracts with the Metropolitan Sewerage System to treat and dispose of the sewage. By agreement, National City is entitled to purchase 8.1 million gallons/day (mgd) of treatment and disposal capacity in the Metro's Point Loma Plant; its current flow through that facility is 3.9 mgd. A single family dwelling is estimated by the Metropolitan Sewerage System to use 260 gallons daily.

The system is on a continuing maintenance program. In 1977, the City used $4.7 million in revenue sharing to replace deteriorating cement sewer mains with vitrified clay mains. Several projects are in process: replacing the 24th and Tidelands sewer pump station, resizing sewer mains on 24th Street from National City Boulevard to Hoover, repairing Fig Court and Civic Center Drive sewer lines, and the installation of a sewer on "F" Street.

Spring Valley Sanitation District was formed in 1952. It consists of approximately 9,400 acres and serves an estimated population of 42,000. The district operates and maintains the public sewer system in the community of Spring Valley and surrounding area. Spring Valley Sanitation District operates three pump stations and one meter station. The agency contracts with the Metropolitan Sewerage System to dispose of the effluent. The capacity agreement with the Metropolitan Sewerage System is for 7.7 mgd, current flow into the system is 6.5 mgd.

Spring Valley Sanitation District has mutual aid agreements with Lemon Grove Sanitation District, the Otay Municipal Water District, and the cities of La Mesa, Chula Vista and San Diego. The District and its service area are shown in Figure 4.

3.2.3 Fire Protection

The areas under discussion are within three fire protection districts: Lower Sweetwater Fire Protection District, National City Fire Department, and the Bonita-Sunnyside Fire Protection District. (See Figures 5 and 6).

Lower Sweetwater Fire Protection District. At this time, the Lower Sweetwater Fire Protection District contracts with the City of National City to service the area north

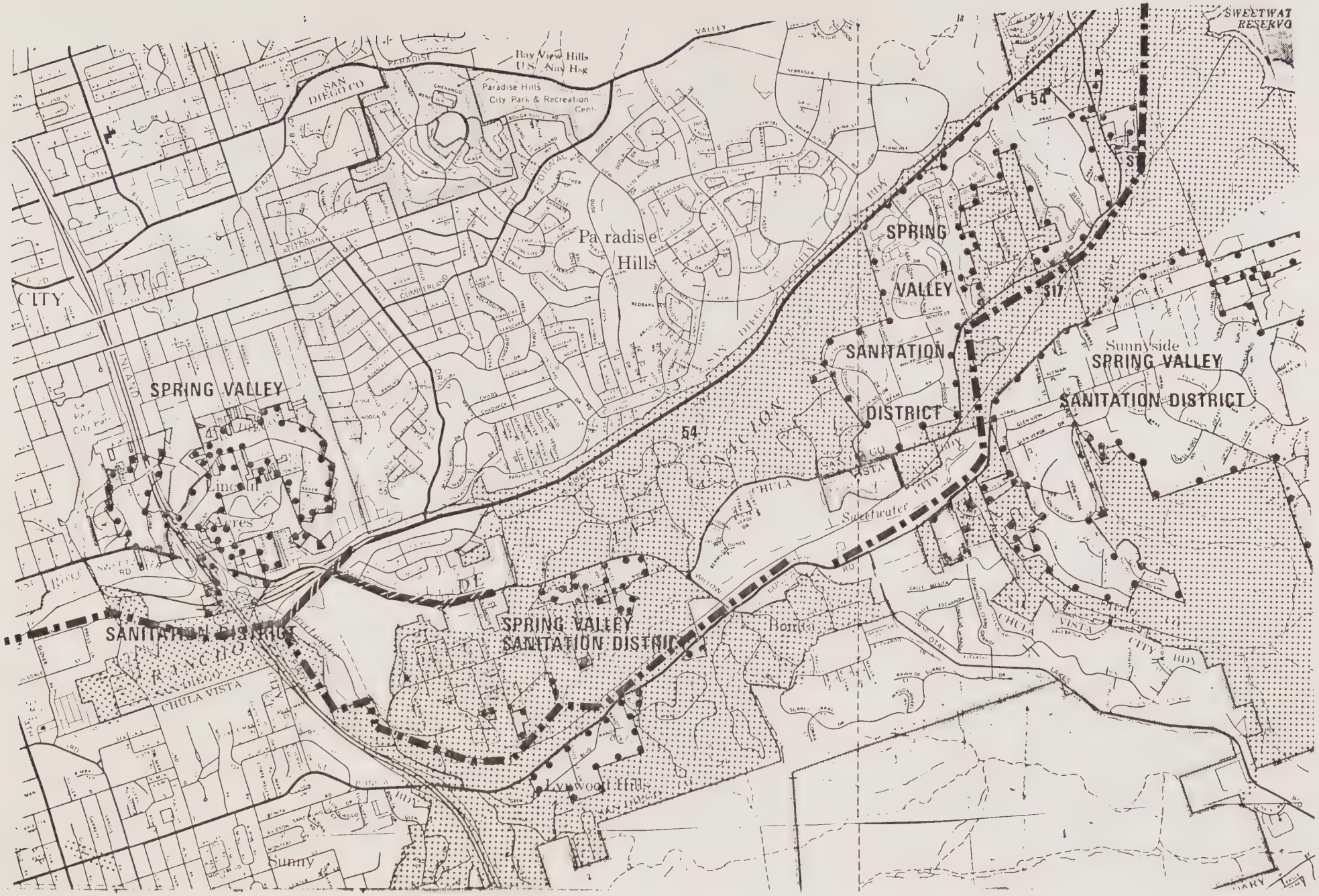


Figure 4. Spring Valley Sanitation District
(Sweetwater area)

Spring Valley Outfall

National City Sewer

District

Service Area

of Highway 54 (existing and proposed) and east of I-805 and with the City of Chula Vista for the area south of Highway 54 and west of I-805. The contract with the City of National City has been extended to January 1, 1985.

The district has a volunteer unit operating out of the fire station on Granger Street in Lincoln Acres.

The future of this district is a topic that must be very seriously considered in any annexation proposal. Further deannexation of land from the district could result in its dissolution.

National City Fire Department. The National City Fire Department provides programs for fire prevention/suppression, weed abatement, disaster preparedness, and paramedical service. It has a staff of 41 including 1 clerical position. For 1983-84, the department was budgeted $1,653,860 ($1,592,320 for personal services, $50,970 for maintenance and operations, and $10,570 for capital outlay).

The department has an Insurance Service Office level 4 fire service, which is a rating given by the Insurance Service Office. The Insurance Service Office is a private, non-profit organization which serves the insurance industry. An Insurance Service Office level 4 rating means the ability to arrive at an emergency at the most remote location of service within 5 minutes and, in general, contain a serious fire to the building in which it is located. Water systems should be adequate to supply 1500-3000 gallons per minute for two hours in residential areas. Commercial and industrial areas should be supplied at 1000-4000 gallons per minute for 1 to 4 hours. To provide this service, the department operates two fire stations: the headquarters station at 16th and "D" and the new station at Euclid and 24th Street.

Paramedic service is provided through a subcontractor, Hartson's Ambulance Service. Two types of vehicles are available for emergency response: the Basic Life Support and the Advanced Life Support. The basic user fees for these services are $90 and $166 per call respectively.

The department has an ongoing program upgrading fire hydrants. Presently, $20,000 a year is budgeted for this purpose.

Figure 5. Fire Protection

Fire Station

Volunteer Unit LSFPD
District Offices BSFPD

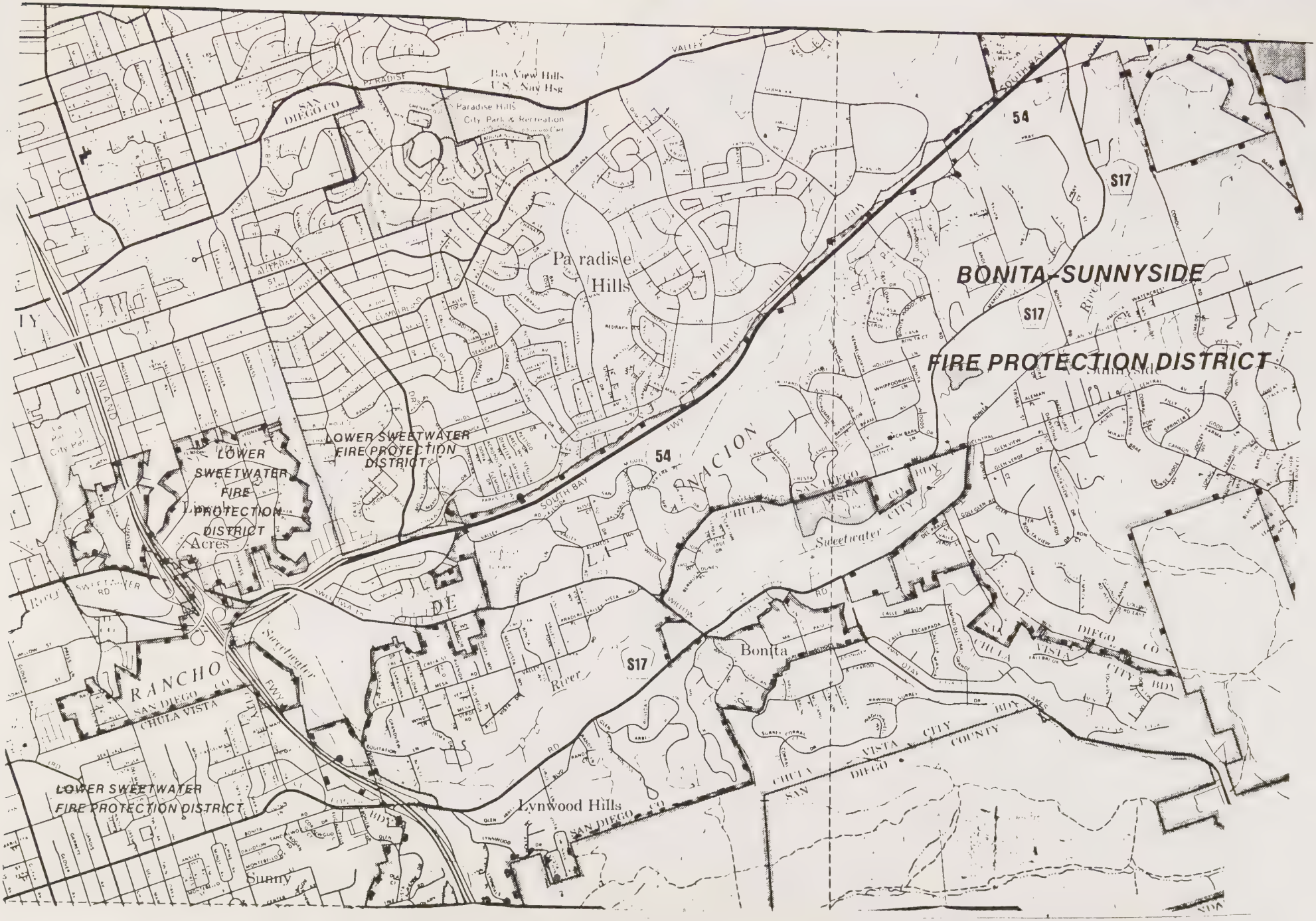


Figure 6. Fire Protection Districts

National City is a participating member of the San Diego County Mutual Aid agreements for Fire Departments, has Automatic Aid agreements with the City of San Diego and Bonita-Sunnyside Fire Protection District, and is starting negotiations for an automatic aid agreement with the City of Chula Vista.

Bonita-Sunnyside Fire Protection District

The Bonita-Sunnyside Fire Protection District is located around the communities of Bonita and Sunnyside, near the City of Chula Vista. It covers approximately 7½ square miles and serves an estimated population of 10,000. The District provides both structural and watershed fire protection. It also engages in rescue and disaster service. It renders first aid to accident victims and has personnel who have completed Emergency Medical Training. The District owns two fire stations (only one operational), three pumpers, three miscellaneous vehicles and three resuscitators. It employs fifteen full time workers. The Sweetwater Authority and Otay Municipal Water District supply the District with water. The District has an Insurance Service Office rating of 4.

Bonita-Sunnyside is a participating member of the San Diego County Mutual Aid agreements for fire departments; it has a separate mutual aid agreement with the California Division of Forestry for the protection of watershed lands and it has automatic aid agreement with National City and Chula Vista.

Due to Proposition 13, the District has had to eliminate long range improvement projects from the current year's budget. Future revenue sources will be dependent on legislation being enacted to allow other means of revenue than the ad valorem tax used in previous years.

3.2.4 Police Protection

The study area is served by the City of National City Police Department and the County Sheriff's Department.

National City Police Department.

The National City Police Department operates out of one station located in the Civic Center. The Department

provides 24 hour patrol service with an average response time of 3 minutes for priority one (emergency) calls. In addition to its main functions, it conducts a Juvenile Diversion Program, Neighborhood and Commercial Watch Programs, and animal control. The department operates with a budgeted staff of 86 personnel, 21 of which are non-sworn positions such as Police Service Officers, Dispatchers, Clerks, Secretary and Animal Control Officer and has a 1983-84 budget of $3,378,750 ($3,213,610 for personal services and $165,140 for maintenance and operation). The department is augmented by a Reserve Officer unit of 35 officers.

The department has mutual aid assistance with other jurisdictions for situations which are beyond the capacity of the City such as natural disaster and major labor conflicts and where there is need for specially trained units such as hostage situations. The City also participates in ad hoc groups with other agencies for specific crimes such as robbery, narcotics and major offense series. All police officers in the County have reciprocal police powers.

To maintain the same level of services presently provided in National City, the Police Department estimates it would need an additional 1.3-1.7 officers per 1,000 population annexed. To provide one officer 24 hours a day, 365 days a year requires 5.8 man years.

For Lincoln Acres:	For 10,000 population:
4-5 officers	13 officers
1 sgt.	2 supervisors
1 clerk	3 clerical
2 cars	4 cars, 2 dogs
1 animal control officer	2 PSO
Training costs of $6,000 per year	1 animal control officer
	Training costs of $15,000 per year

Additional personnel, as described above, will require additional space within Civic Center or at a nearby location compatible to the Police Department's present operating procedures. For Lincoln Acres, the space needed would be

approximately 1,500 square feet. For a 10,000 population increase the space needed would be approximately 5,000 square feet (See Figure 7).

County Sheriff's Department. Police protection in the unincorporated area is the responsibility of the County Sheriff's office operating at 3240 Main Street, Lemon Grove. The Sheriff's standard of coverage for the study area is as follows:

RESPONSE TIME FOR AREAS 1 THROUGH 12

All of the areas lie within Sheriff's master beat 56 which is assigned to the Lemon Grove Station located at 3240 Main Street, Lemon Grove, California 92045.

The average response time to Area No. 1 is approximately 11 minutes for priority calls and 24 minutes for non-priority calls.

For areas No. 2, 3, and 4, the average response time is approximately 15 minutes for priority calls and 23 minutes for non-priority calls.

For areas No. 7 through 12 the average response time is approximately 9 minutes for priority calls and 19 minutes for non-priority calls.

Patrol coverage for all areas is deployed as follows:

1 unit during the 6:30 a.m. to 3:00 p.m. shift

1 unit during the 2:30 p.m. to 11:00 p.m. shift

1 unit during the 10:30 p.m. to 7:00 a.m. shift

Service impact analyses such as this are based upon projected population increases with regard to proposed developments. The anticipated increase in population as a result of project developments will not have a significant impact on law enforcement services for the area at this time. However, it is anticipated that a combined effect on population of developments in the vicinity over the next several years will require increases to the current number of patrol units.

The San Diego County Board of Supervisors has authorized one 24-hour patrol unit for every 13,275 residents as the Sheriff's base level of service. Projected population increases which exceed this ratio will theretofore require the addition of patrol units or deputies.

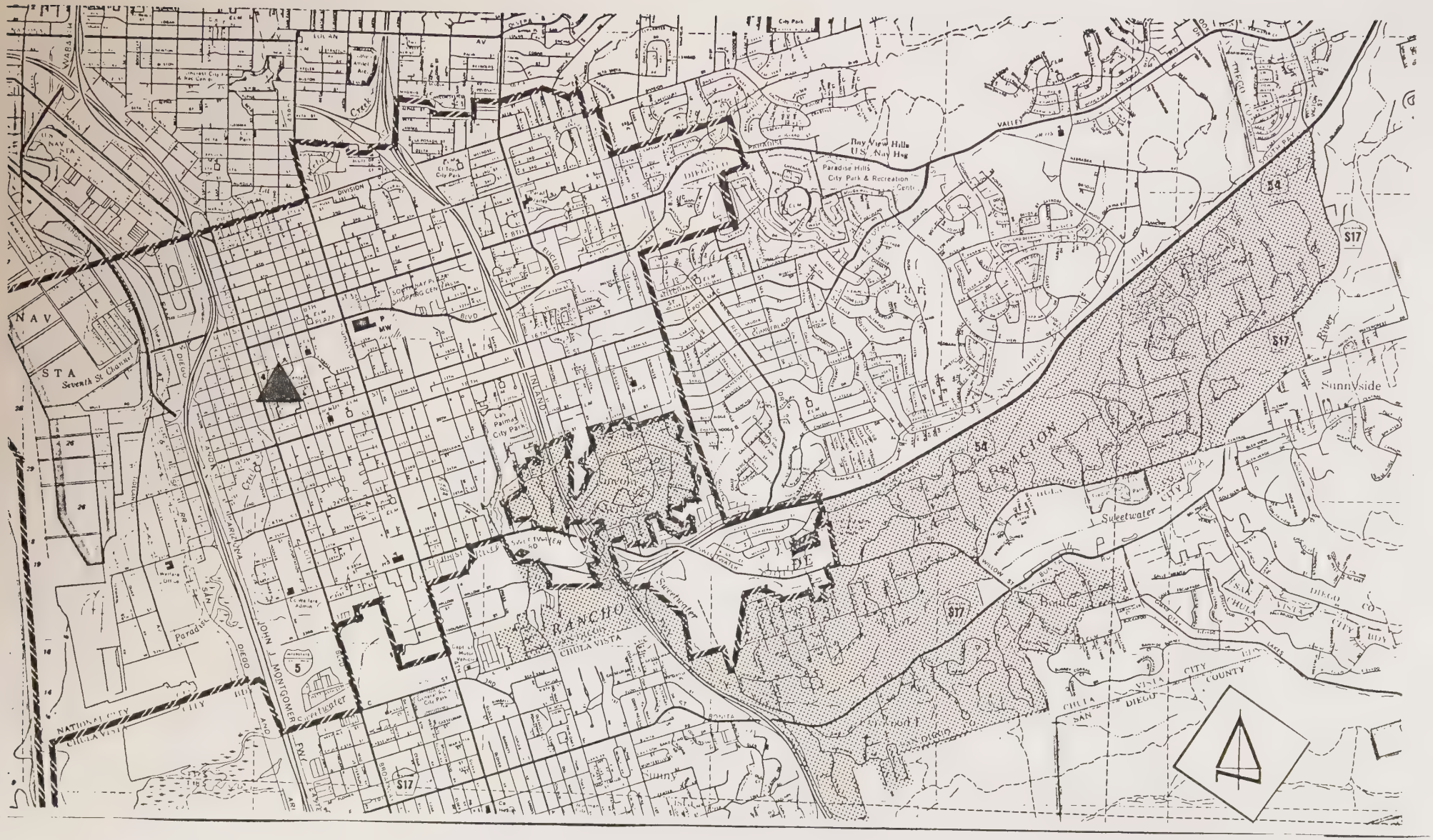


Figure 7. Police Protection

▲ Central Police Station

3.2.5 Flood Control

Flood control within the City of National City is handled by the Engineering and Public Works Departments and in the unincorporated area by the San Diego Flood Control District. The Flood Control District adopted a Sphere of Influence on August 1, 1983. In the report it was stated "as areas are annexed, the cities will assume responsibility for flood control as well as other urban services..." and concluded that as Spheres of Influence are adopted for cities that provide flood control services, a concurrent Flood Control Sphere amendment will need to be considered.

3.2.6 Library Service

Libraries, so important to the quality of life, are a service of vital concern to the community. The study area contains two libraries - the National City Library in Kimball Park and the County's branch in Lincoln Acres. Three additional libraries service the area, a City of San Diego branch on Rancho Hills Drive in Paradise Hills, a County branch library on Central Avenue in Bonita and a Chula Vista library. All of the libraries are part of the Serra System which permits free interchange of books and borrowing privileges. Figure 8 shows library locations.

All libraries are funded from their respective general funds. It is possible, however, for a library to receive additional funds from the State under the California Library Services Act if the library has a net balance on their circulation. Recently, National City entered into an automated library circulation system agreement with Chula Vista to assist in all aspects of checking out books, handling returned books, and sending out delinquent notices.

At the present time, Natinal City has only one facility; however, the 1983-88 Capital Improvement Plan (CIP) includes plans for a Porta-Structure library to be located in the Plaza Bonita shopping center in 1987-88.

Figure 8. Library Service

Library

The County library department recently made a report to the Board of Supervisors on possible consolidation and/or elimination of the ten smallest branches (which included Lincoln Acres). The Board voted to keep these libraries at their current service level.

3.2.1 Parks and Recreation

Within the study area, a wide range of recreational opportunities exist. (See the map on page 31).

National City. Within the City of National City are three large parks with recreational centers, an olympic size pool and golf course. There are two smaller facilities: Sweetwater Heights Parks (neighborhood playground) and the boat launch facility and fishing pier. Other facilities include six tennis courts, a museum, and a mini-zoo. A recreation program is also provided at eight school playgrounds.

As part of a program that was initiated two years ago to install landscaped mini-parks at elementary schools around the City, a $60,000 project will be completed in late spring at Lincoln Acres School just north of the new fire station at Euclid Avenue and 24th Street. The first two mini-parks were built at Palmer Way School and Kimball School. School district resources were used to install playground equipment. Plans at Lincoln Acres call for a two-acre turfed area with trees and shrubs paid for with City funds. The new mini-park will be used by the school during class hours and for National City Recreation Department programs after school and during the summer.

Sweetwater Regional Park. The Sweetwater Regional Park, extending from the Sweetwater Reservoir to I-805 is in the development stage and will eventually provide many recreational opportunities not presently available to residents of the study area. Some are partially developed, such as the equestrian trails which will be extended to the bay with completion of the flood control channel. In addition to Rohr Park, there is a County operated playground and ball fields along Sweetwater Road.

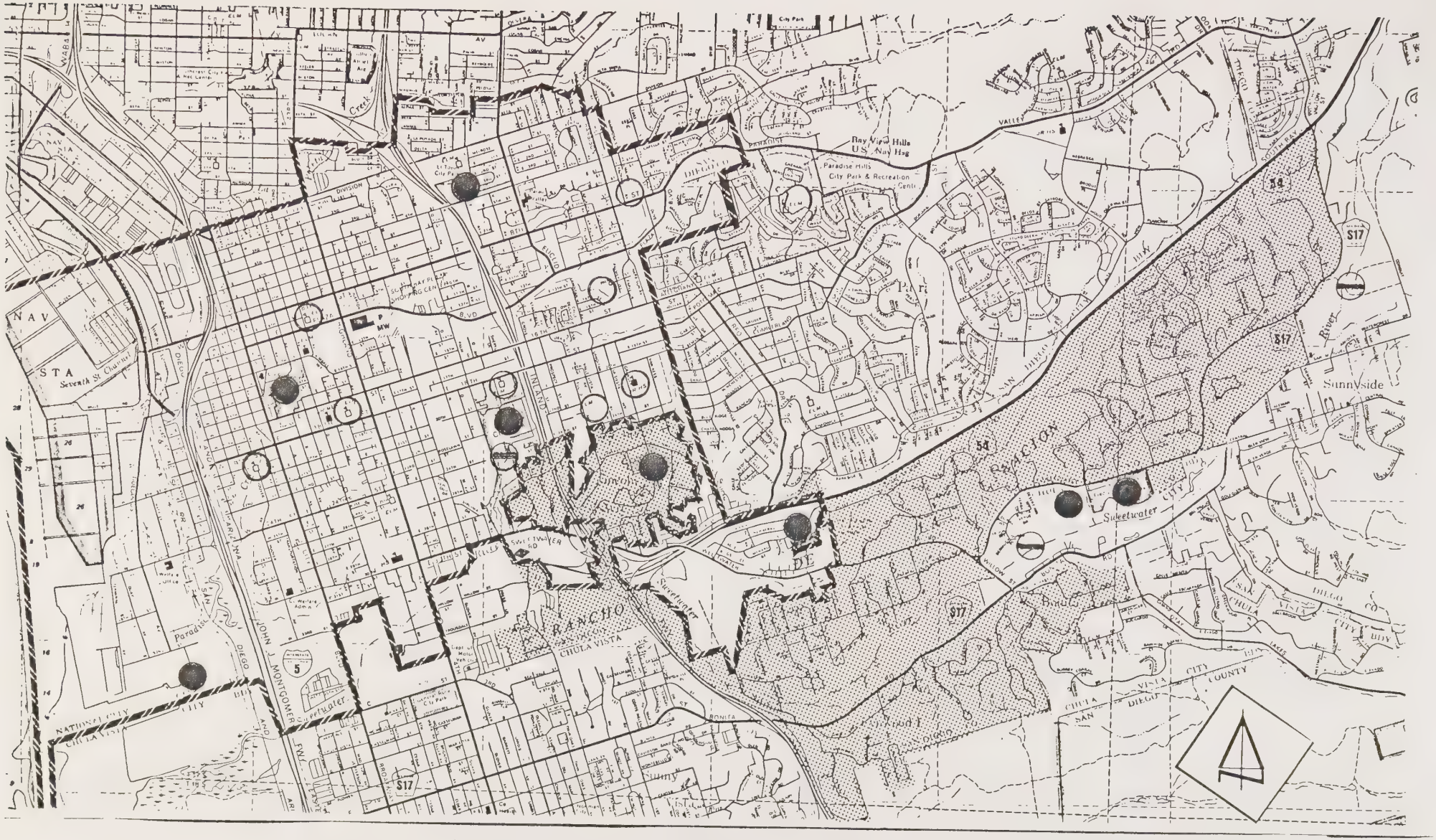


Figure 9. Park and Recreation Areas

- Local Parks
- Golf Courses
- School Recreation Centers

Lincoln Acres. There is a small playground and community hall in Lincoln Acres operated by the County's Parks and Recreation Department. However, many of the Lincoln Acres residents participate in recreation programs operated out of National City schools.

3.2.8 Transit

Four transit systems service the study area: The San Diego Trolley, San Diego Transit Corp., National City Transit and Chula Vista Transit. All have interconnecting transfer points. Their routes are shown on page 33.

The San Diego Trolley provides service from the border in San Ysidro through National City to downtown San Diego. There are two stops in National City, one at 8th Street and one at 24th Street. The 24th Street station has a free parking area.

National City Transit operates three routes providing residents easy access to main activity centers within National City as well as providing them with convenient connections with other transit routes. The system is managed by McDonald Transit Associates, Inc. Service is provided by eight 54 passenger flexible transit coaches. Eight new buses, each costing $100,000 were ordered in 1983 with six to be in service in January 1984 and the remaining two in February 1984. The new buses are equipped with air conditioning and wheelchair lifts. The transit office and buses are housed at the Public Works facilities at 2100 Hoover.

Chula Vista transit route 705 provides service to the Sweetwater Valley.

All of the transit services receive funds from the State transportation development fund.

3.2.9 Refuse Disposal

This service is not provided by any public agency in the study area. Private companies contract with the City of National City and the County for franchise privileges. National City residents are required to contract for this service but residents in the unincorporated areas are not.

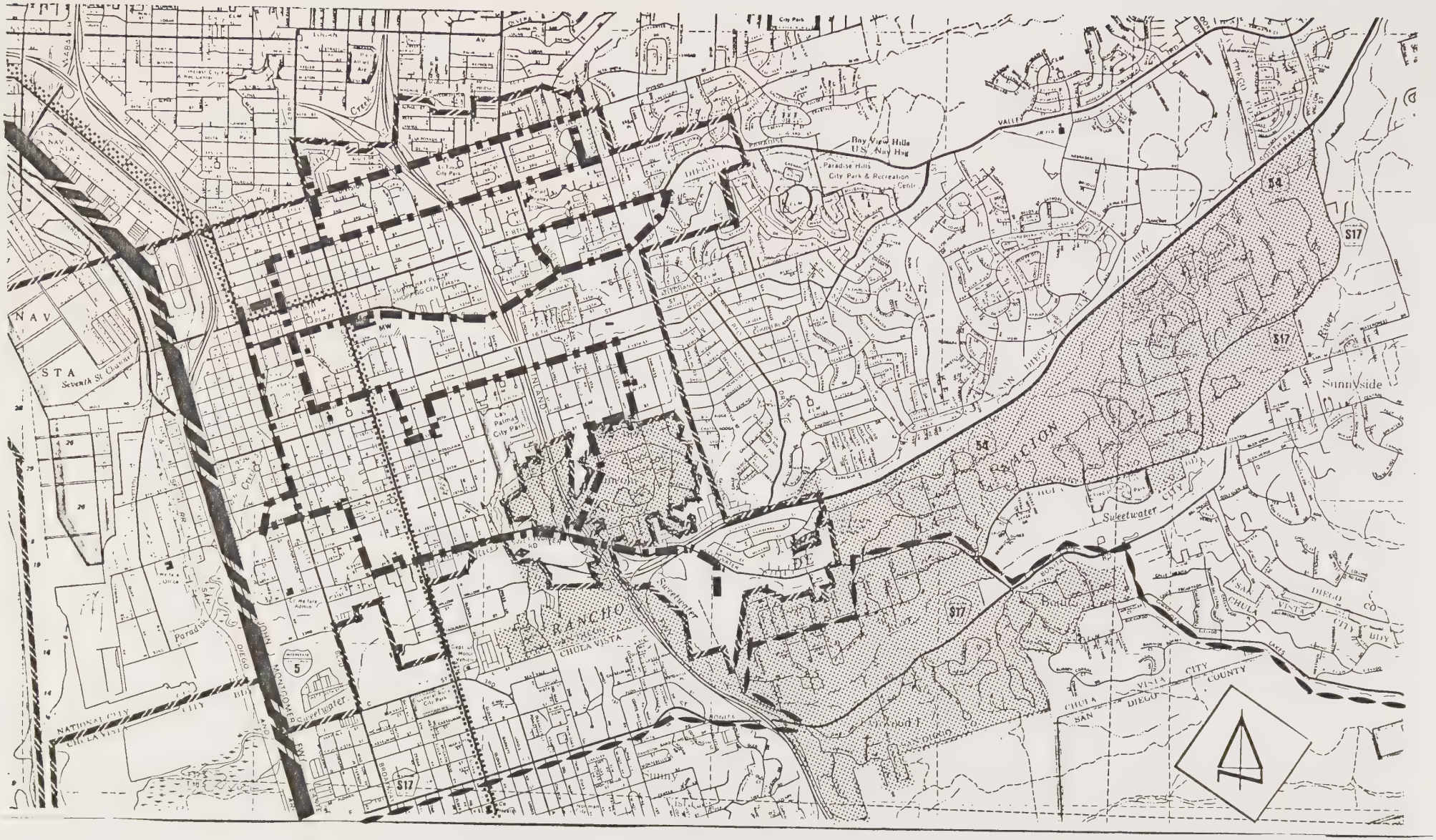


Figure 10. Transit Routes

National City routes

San Diego Trolley

San Diego Transit

Chula Vista Transit

3.3 Review and Evaluation of Study Areas

3.3.1 National City. National City is a portion of the Rancho de la Nacion which was subdivided in the late 1860's. When the City was incorporated in 1887, it extended south to what is now "C" Street in Chula Vista. The northern boundary was the northerly line of the Rancho (Division Street), and the easterly border, the easterly line of quarter sections 105-109 (Rachael Avenue) (See Figure 11). Typical of the times, the subdivision design was a grid system of quarter sections (half mile long by half mile wide) with no relationship to the terrain. The City streets were laid out on this grid system with collectors evolving at half mile intervals. The exceptions, Plaza Boulevard and Sweetwater Road, follow drainage systems.

The two areas that were totally unsuited to this scheme, the Sweetwater Valley and Lincoln Acres were later deannexed from the City. The impact of the 1916 flood was so devastating to roads and homes in the vicinity of the river that it caused the City Fathers to wash their hands of the area. Lincoln Acres, on the other hand, is a series of ridges and valleys, also totally incompatible with the grid system. The area, being remote and quiet, was found suitable as a cemetery location and was aptly referred to as the "silent hills" (See Figure 12).

3.3.1.1 Natural Setting. West of I-805, National City slopes gently to the bay. The area east of I-805 is a region of gently sloping hills, except in the area of Lincoln Acres and Paradise Valley Road where slopes are quite steep.

The City has two principal drainage systems Paradise Creek and Sweetwater River. Paradise Creek flows southwesterly across the City forming a marsh before flowing into the Sweetwater River. This is an artificial diversion as the creek naturally flowed directly into the bay. The Creek is largely culverted and follows Paradise Valley Road/ Plaza Boulevard before turning southwesterly at Highland Avenue. The Sweetwater River meanders along and through the southerly limits of the City. The river will be contained

Figure 11. National City 1887

* Note: Both the north and south boundaries extended westerly to the westerly line of the ship's channel.

Figure 12. National City 1984

within a flood channel when the construction of Highway 54 is completed. The first phase of this project, construction of the I-5 bridge, is now underway.

3.3.1.2 Population and Land Use

National City today covers an area of 8.34 sq.mi. and has a popoulation of 54,003 (January 1, 1983), a density of 10.1 persons/acre. The 10% growth rate experienced during the decade of the 70's has declined. There is little land avilable for residential development, 146 acres in 1980, and much of that cannot support future development due to unsuitable terrain and other site conditions. The City expects to see its permanent population remain basically stable in the future, with some infill development balanced by possible redevelopment of lots containing older houses. Fluctuations in group-quartered population will depend upon policies of the Navy regarding ships in port and personnel assignments.

The supportive environment provided by the City for business development has resulted in a sound economic base. Adequate areas have been designated for these uses in the General Plan. Land is available for expansion by conversion of older residential areas and through redevelopment projects. Generally speaking, the area west of National City Boulevard is a mix of older residential and industrial; and the north-south arterials, National City Boulevard and Highland Avenue, are predominantly commercial. Main commercial centers include South Bay Plaza, Sweetwater Town and Country and Plaza Bonita.

Circulation. The City has two major, controlled access freeways extending north-south but no major east-west freeway. The result is a city severed by north-south freeways and over-burdened with clogged east-west collectors. The proposed Route 252 connecting I-805 and I-5 just north of National City in the City of San Diego would have relieved much of this pressure. The proposal was cancelled, however, and there is no relief in sight for that area. Highway 54, along the southerly border of the City, is scheduled for completion

in 1989. This construction will relieve traffic congestion on 24th Street and on 30th Street (Sweetwater Road).

A freeway is a practical City boundary as it blocks local communication and circulation networks and imposes a visual barrier as well. While the idea of utilizing Highway 54 as a boundary between National City and Chula Vista has been a topic of discussion numerous times in the past, it has never culminated in any viable plan.

Local traffic in National City follows a basic grid pattern. East-west movement is facilitated by 8th, Plaza, 16th, 18th, 24th, and 30th (8th, 16th and 24th are all quarter section lines). West of I-805, north-west traffic is carried through by National City Boulevard and Highland Avenue. With the completion of Euclid, the east side of I-805 will also have reasonable traffic flow. The completion of Euclid will allow traffic to move from Sweetwater Road through Lincoln Acres across Plaza Boulevard and Division into the City of San Diego and on through to Highway 8.

3.3.1.3 Infrastructure. The foundation of any community is its network of supporting public facilities and service systems. National City contains an extensive public infrastructure, consisting of water and sewage pipelines, drainage channels, roadways and sidewalks, street lighting, traffic controls, gas and electricity transmission lines. In addition, the City provides public services such as police and fire safety, recreation, transit, library and community facilities, and general government.

In National City, as in all older developed communities, a major concern is the maintenance and improvement of these services to preserve the overall quality of the urban environment. The City conducts a very comprehensive capital improvements planning, programming and budgeting effort which identifies current and anticipated future public development needs, pursues available sources of funding, and prepares long range implementation schedules.

This activity involves City personnel from many departments, in a cooperative planning process that allows consideration of conflicting demands and recognition of relative priorities.

3.3.2 Area 1 - Lincoln Acres

The area known as Lincoln Acres, was part of National City when incorporation occurred in 1887. Subsequently, the district was deannexed from the City.

3.3.2.1 Natural Setting

Lincoln Acres is a series of north trending hills and valleys extending over one hundred feet above the Sweetwater River valley. Houses located on the westerly slopes overlook the San Diego Bay and the Pacific Ocean.

The community is situated in the southeast corner of National City extending from 24th Street south to Sweetwater Road and from Las Palmas Golf Course on the west to the City of San Diego on the east. National City's limits have gradually encroached upon this area as residents desired city services.

3.3.2.2 Population and Land Use

The area was subdivided during the period 1922-1924 but remained unzoned until 1969. As a consequence, Lincoln Acres has a wide variety of scattered land uses. The community centers on a busines nucleus on Granger Street. Here one finds the Lincoln Acres Post Office*, library, park and community center building, grocery store and corner bar. In addition, there are miscellaneous commercial uses including a van and storage warehouse, auto painting, and auto repair. To the south of this, is the La Vista Cemetery. Although it was established in the 1890s, it is still in use. In addition to ground plots, it has a mausoleum and a crematory.

*Lincoln Acres' zip code is for post office boxes only.

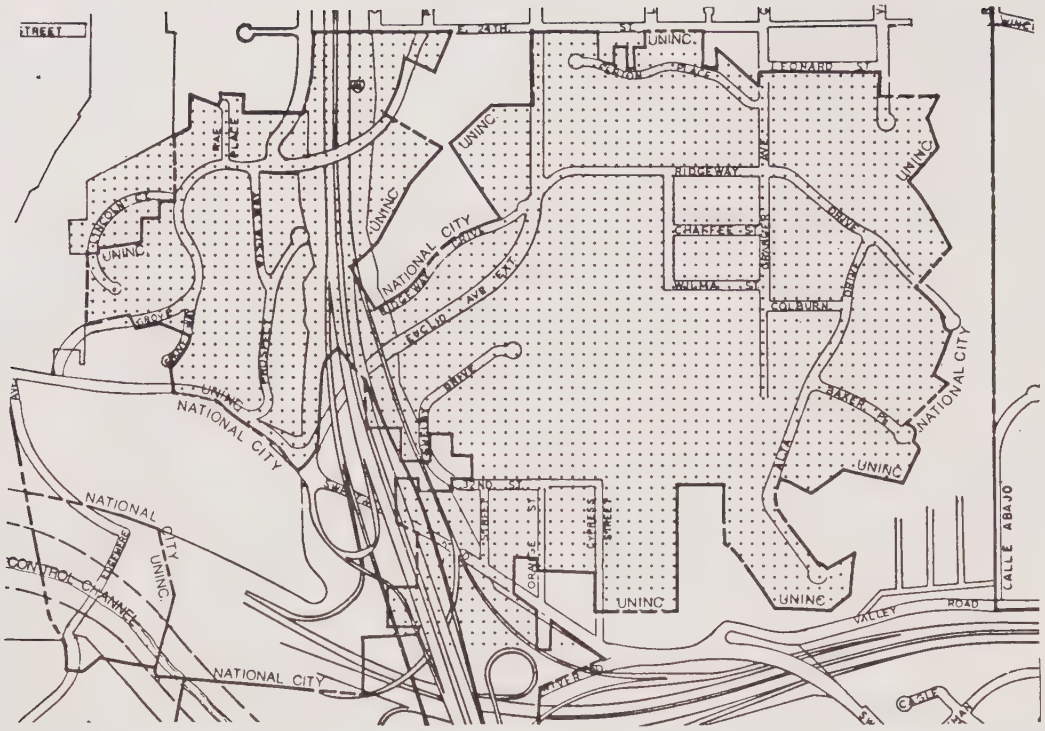


Figure 13. Area 1 - Lincoln Acres

Density - Present		Density - Projected	
Dwellings Units	642	Dwellings Units	665
Dwelling Units/ac	2.4	Dwelling Units/Ac	2.5
Population(1980)	1674	Population Est.	1729
Persons/Ac	6.3	Persons/Ac	6.5

Housing

SFD	588	Units
2-4 units	48	Units
5-30 units	6	Units
Condo		Units
Total	642	Units

Acres 265

Other Uses Auto repair, auto painting, bar, church, commercial horticulture, grocery, kennel, library post office, park trucking yard, van & storage, cemetery

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Lower Sweetwater FPD
Police	County Sheriff

General Plan	Designation
National City	See map, next page
County	Med. Res. 7.3 DU/Ac.
Chula Vista	-

RESIDENTIAL

RS-1	SINGLE-FAMILY LARGE LOT
RS-2	SINGLE-FAMILY SMALL LOT
RS-3	SINGLE-FAMILY EXTENDABLE
RT	TWO-FAMILY
RM-1	MULTI-FAMILY EXTENDABLE
RM-2	MULTI-FAMILY LIMITED
RM-3	SENIOR CITIZEN HOUSING
RMH	MOBILE HOME PARK

COMMERCIAL

CG	GENERAL COMMERCIAL
CM	MEDIUM COMMERCIAL
CL	LIMITED COMMERCIAL
CT	TOURIST COMMERCIAL
CA	AUTOMOTIVE COMMERCIAL
CH	HEAVY COMMERCIAL
CSC	SHOPPING CENTER COMMERCIAL

INDUSTRIAL

ML	LIGHT MANUFACTURING
MM	MEDIUM MANUFACTURING
MH	HEAVY MANUFACTURING
MT	TIDELANDS MANUFACTURING

INSTITUTIONAL

IC	CIVIC INSTITUTIONAL
IP	PRIVATE INSTITUTIONAL
OSR	OPEN SPACE RESERVE

OVERLAYS

OS	OPEN SPACE
PD	PLANNED DEVELOPMENT
RD	REDEVELOPMENT
PUD	PLANNED UNIT DEVELOPMENT
H	HEIGHT RESTRICTION (IN FEET)
CZ	COASTAL ZONE
UPD	UNIFIED PORT DISTRICT
	FLOODWAY
GP-PZ ( )	GENERAL PLAN - PREZONE
GP-TZ ( )	GENERAL PLAN - TENTATIVE ZONE

KEY TO SMALL AREA DESIGNATIONS	
*1	RS-2
*2	RS-3-PD
*3	RS-3-RD
*4	RM-1-PD
*5	CG
*6	CG-RD
*7	CL
*8	CL-PD
*9	CL-RD
*10	CL-H15
*11	CA-CZ
*12	IC-OS
*13	GP-PZ (RS-2)

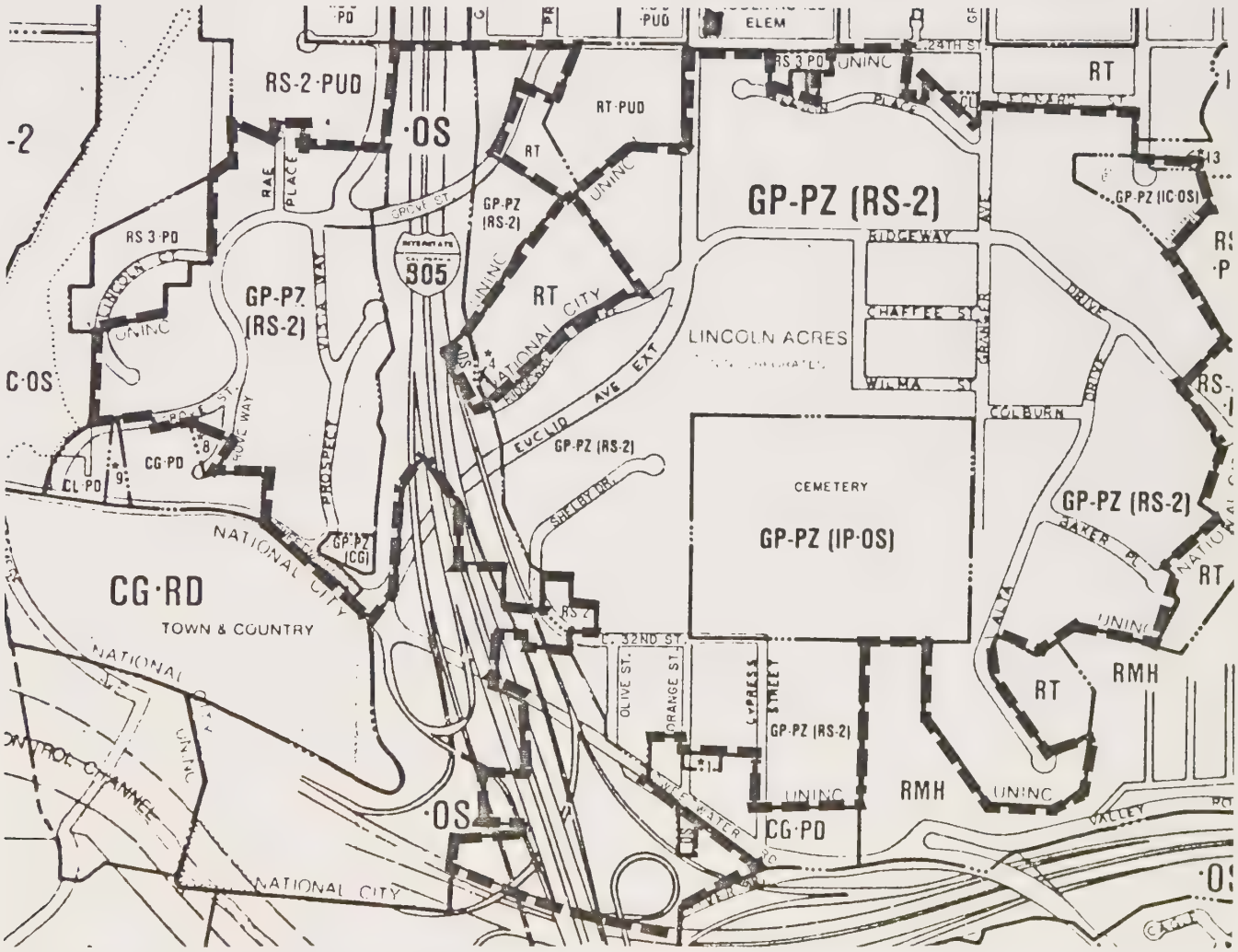
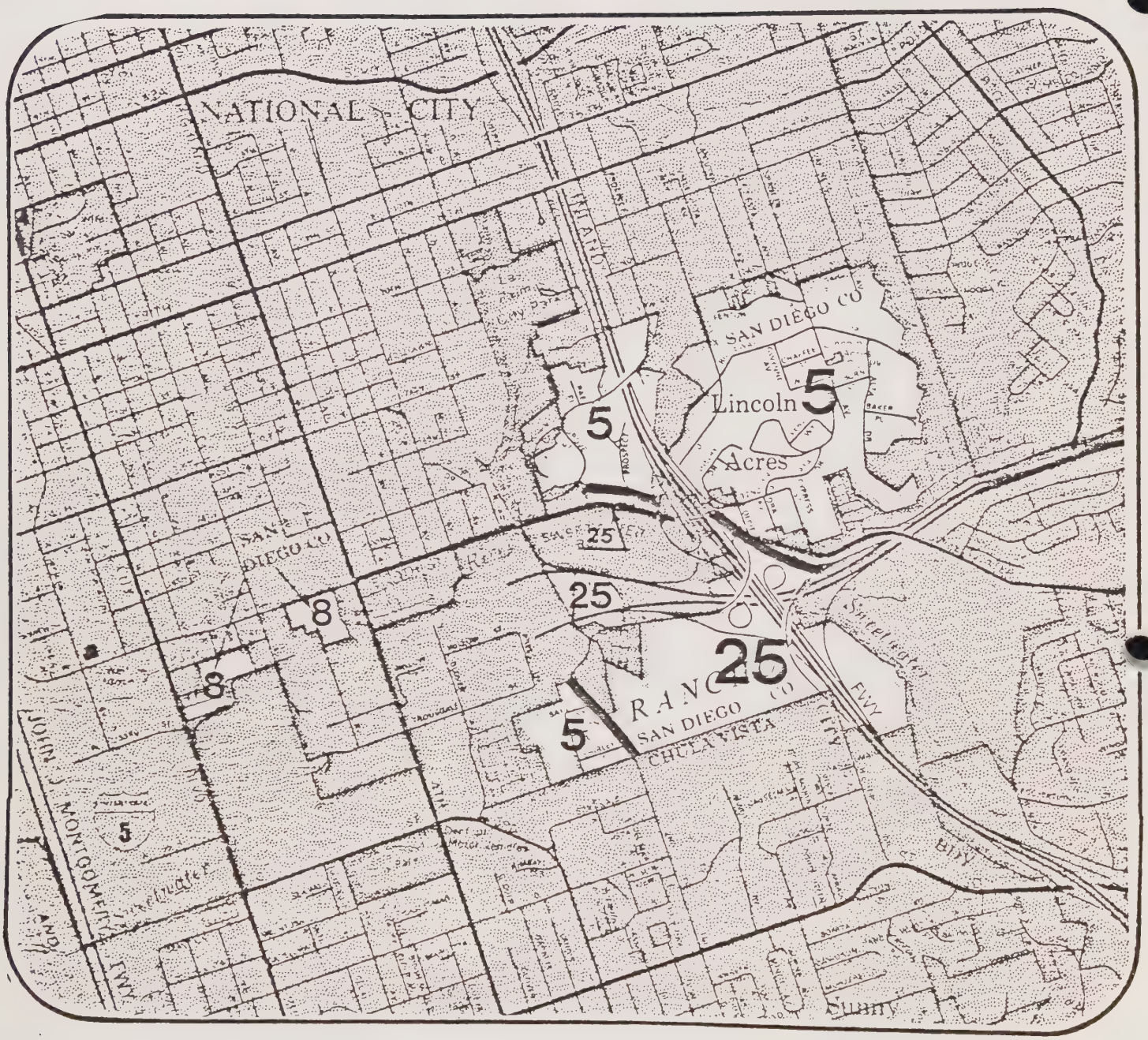


Figure 14. Area 1 - National City
General Plan and Zoning Map



Legend

5 — Medium Residential (7.3 DU/Ac) 8 — High Residential (29 DU/Ac)

25 — Flood Plain (1 DU/4-8 Ac)

Figure 15. Areas 1-4 - San Diego County General Plan

The westerly portion of Lincoln Acres is separated from the main community at I-805. This is a topographic separation that existed before the highway construction. One street, Grove, connects the two community segments but the connection to the community center is indirect, going north to 24th Street before going east to Granger.

Lincoln Acres has been included in National City's General Plan (which includes prezoning) and the County's General Plan (See Figures 14 and 15). County staff is presently updating their General Plan Land Use Element in this area and will take it to hearing this fall. In 1980, Lincoln Acres had 599 dwelling units and a population of 1,674 persons. Very little increase is expected as most of the vacant land is slope of 15% to 30%. There is, however, a large horticultural operation on Ridgeway Drive, which if converted to residential use, could be developed with 20± dwelling units.

3.3.2.3 Circulation

Because the area is hilly and the roads follow the contours, circulation is difficult with many dead end streets. Euclid provides direct access to Sweetwater Road, and when the Euclid extension is completed, Lincoln Acres residents will have convenient access to Plaza Boulevard. Recently, Community Development Block Grant (CDBG) funds have been used to improve the streets and install curbs and sidewalks. The irregular boundary which divides streets has been a hindrance to road maintenance.

Although I-805 bisected the Acres, the reconstruction of Euclid and the creation of the Grove Street overpass probably improved communication between the two areas. National City Transit route 602 provides bus service to that area Monday through Saturday.

3.3.2.4 Determination

Lincoln Acres was included in the Sphere of Influence. It is an urbanized area in need of urban services that cannot be provided by the County: land use regulation appropriate for an urban area, faster police response time, and a single jurisdiction responsible for street maintenance. Fire

protection is already provided by the National City Fire Department and the residents avail themselves of National City's recreation facilities at neighborhood schools and parks.

The community is well defined and has a central core with many neighborhood uses and services. Realistically, the community is not large enough to incorporate and its location as an island within the City of National City precludes a reasonable annexation to any other city.

3.3.3 Area 2 - South of Town and Country

3.3.3.1 Natural Setting and Land Use

This parcel of approximately 14 acres of unincorporated territory is located in the Sweetwater River flood plain immediately south of the Town and Country Shopping Center. The area was formerly residential but is now predominantly State owned right-of-way for Highway 54 and the flood control channel. Two dwelling units remain on the very southerly portion adjacent to the KOA campground. The elevation of the land at this point is approximately 20'.

3.3.3.2 Determination

As a result of meetings held between Chula Vista and National City staff members and resultant City Council action, the two cities have agreed that the annexation boundary line in Area 2, the presently unincorporated County area between National City and Chula Vista, will be the centerline of the proposed Sweetwater Flood Control Channel, as shown in Figure 16. The area to the north that will be located in National City's Sphere is largely composed of CAL-TRANS right-of-way property. This boundary line is consistent with the two cities contracts with the Lower Sweetwater Fire Protection District establishing the Sweetwater River as the boundary for a future annexation.

The area south of the centerline of the proposed Sweetwater Flood Control Channel will be included in Chula Vista's Sphere boundary. The area contains two dwellings units that have Chula Vista addresses and Chula Vista Fire Protection. Orientation of this area is to the south and the area can better be served by Chula Vista.

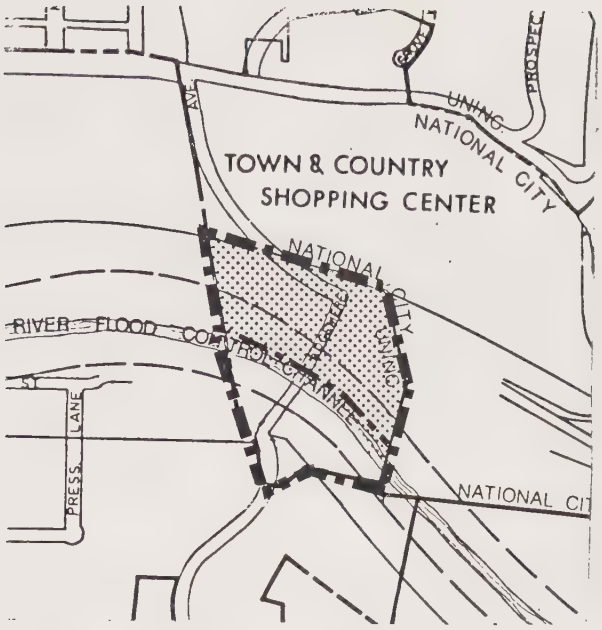


Figure 16. Area 2 - South of Town & Country

Area Included in National City Sphere = 9.5 acres

Density - Present		Density - Projected	
Dwellings Units	2	Dwellings Units	___
Dwelling Units/ac	n/a	Dwelling Units/Ac	___
Population	n/a	Population	___
Persons/Ac	n/a	Persons/Ac	___

Housing

Acres 14

SFD	2	Units
2-4 units	___	Units
5-30 units	___	Units
Condo	___	Units
Total	2	Units

Other Uses

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Lower Sweetwater FPD
Police	County sheriff

General Plan	Designation
National City	--
County	Floodplain
Chula Vista	--

3.3.4 Area 3 KOA/2nd Street

Area 3 consists of approximately 110 acres of unincorporated land on the northern rim of Chula Vista. The westerly third of the area is a mesa developed with single family residences on septic systems. The remaining portion from 2nd Street east is flood plain. The westerly half of the flood plain is developed as KOA campground and the easterly half is undeveloped County parkland. Approximately 35 acres of this low area has been purchased for Highway 54 and flood channel right-of-way.

The KOA campground was established in 1968 on land within the City limits of Chula Vista and expanded in 1978 under a County special use permit into the study area. The area is sewered by the City of Chula Vista and Spring Valley Sanitation District. Fire protection is provided by Chula Vista under contract from Lower Sweetwater Fire Protection District. The area is in the Chula Vista School District and is located less than 2 miles from the Chula Vista Library.

The Chula Vista plan designates the westerly portion as medium residential (4-12 Du/AC) and the easterly two-thirds as parkland whereas the County General Plan designates the westerly portion medium residential (7.3 Du/Ac) and the westerly portion flood plain. The area was prezoned R1 by Chula Vista in November 1978. There are presently 51 dwelling units with a projection of 76 dwelling units under current regulations.

In a 1978 County report on road improvements for unincorporated areas in the South Bay, the area was designated North Chula Vista and road improvements were calculated to Chula Vista Standards. The report was approved by the City Engineers of both National City and Chula Vista.

3.3.4.2 Determination

That portion of Area 3 north of the centerline of the proposed Sweetwater Flood control Channel (see Figure 17) is included in National City's Sphere boundary. This determination is based upon an agreement between Chula Vista and National City. The area south of the centerline of the Flood Control Channel will be included in Chula Vista's Sphere.

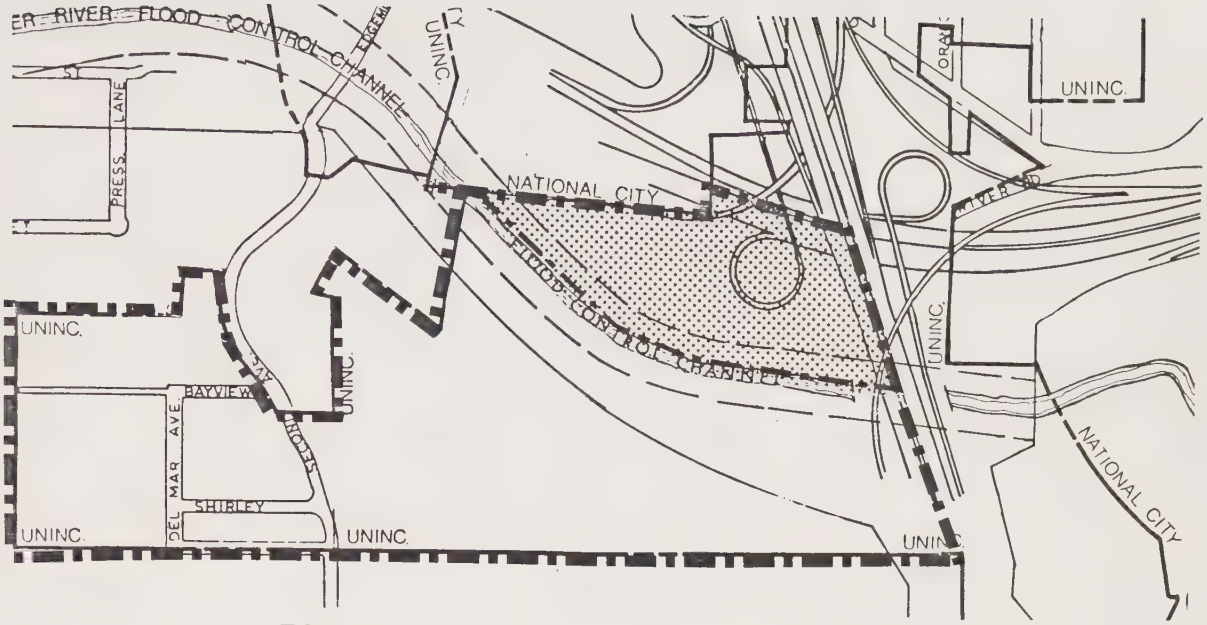


Figure 17. Area 3 - KOA/2nd Street

Area Included in National City Sphere = 18 acres

Density - Present		Density - Projected	
Dwellings Units	51	Dwellings Units	76
Dwelling Units/ac	2.2	Dwelling Units/Ac	3.3
Population	Est. 140	Population	209
Persons/Ac	6.1	Persons/Ac	9.1

Housing

SFD	51	Units
2-4 units	___	Units
5-30 units	___	Units
Condo	___	Units
Total	51	Units

Acres 110

23 acres of residential

Other Uses

KOA Campground, parkland

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Lower Sweetwater FPD (Chula Vista)
Police	County sheriff

General Plan	Designation
National City	--
County	Med. Res. 7.3DU/Ac. and floodplain
Chula Vista	Med. Res. 4-12 DU/Ac and Parkland

3.3.5 Area 4 - River/Parkland

3.3.5.1 Natural Setting and Land Use

Area 4 is that portion of the large unincorporated island that extends across I-805 into the Sweetwater River Flood Control Channel adjacent to National City. The river portion is part of the Sweetwater Regional Park. In its undeveloped state, the area has little need for public services.

The area is inaccessible to vehicular traffic except for a service road under I-805. Fire and police services would access the site from Plaza Bonita Road or I-805 and use fire hydrants available in Plaza Bonita.

The area has no development potential and will be maintained in its present open space land use. The logical boundary is the CALTRANS right-of-way property along Interstate 805.

3.3.5.2 Determination

The area east of Interstate 805 adjacent to Plaza Bonita Shopping Center (see figure 18), is included within the National City Sphere. In this vicinity, I-805 makes a better boundary than the middle of the flood control channel. In addition, National City is in a better position to provide police and fire protection.

3.3.6 Area 5 - North of Highway 54

3.3.6.1 Natural Setting and Land Use

Area 5 is a triangular shaped 3.5 acre parcel of land surrounded on 2 sides by the City of San Diego and on the third side by the City of National City. The land is effectively isolated from National City by Highway 54, and presently developed with two single family dwelling which receive their access from Valley Road in the City of San Diego. Topographically, the parcel is a knoll approximately 30 feet above the surrounding area.

Figure 18. Area 4 - River/Parkland

Area included in National City Sphere = 19 acres

Density - Present		Density - Projected	
Dwellings Units	0	Dwellings Units	0
Dwelling Units/ac	0	Dwelling Units/Ac	0
Population	0	Population	0
Persons/Ac	0	Persons/Ac	0

Housing

SFD	___	Units	Acres 30
2-4 units	___	Units	
5-30 units	___	Units	
Condo	___	Units	
Total	0	Units	

Other Uses

Parkland

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Lower Sweetwater Fire Protection District
Police	County sheriff

General Plan	Designation
National City	-
County	Special Purpose (impact sensitive)
Chula Vista	Parkland

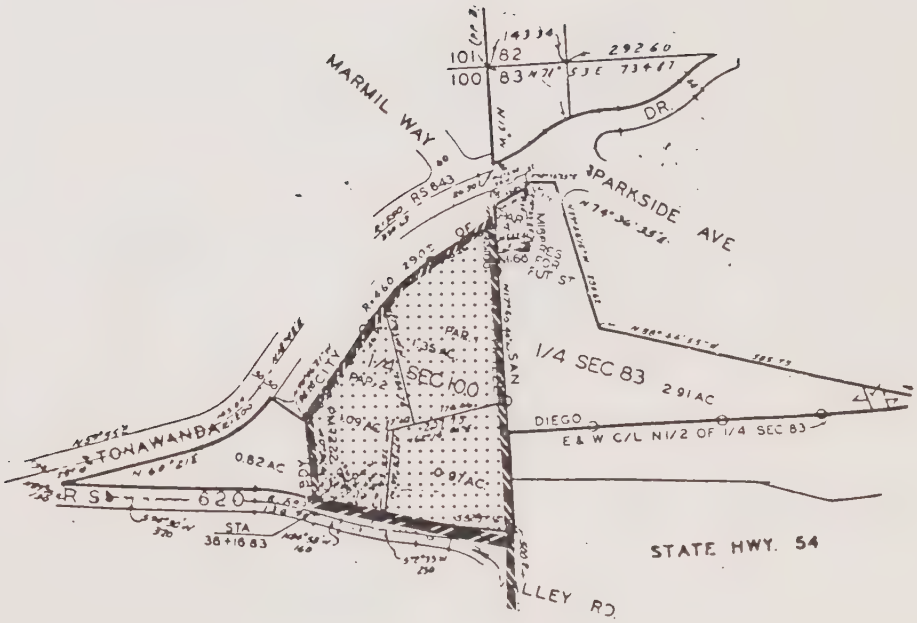


Figure 19. Area 5 - North of Highway 54

Density - Present		Density - Projected	
Dwellings Units	2	Dwellings Units	3
Dwelling Units/ac	.58	Dwelling Units/Ac	.88
Population Est.	6	Population Est.	9
Persons/Ac	1.8	Persons/Ac	2.6

Housing

SFD	2	Units	Acres 3.4
2-4 units	___	Units	
5-30 units	___	Units	
Condo	___	Units	
Total	2	Units	

Other Uses

_____

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Lower Sweetwater FPD
Police	County sheriff

General Plan	Designation
National City	--
County	Urban Residential 1DU/1,2, or 4 Ac.
Chula Vista	--

The area is in the jurisdiction of the Lower Sweetwater Fire Protection District currently under the contract with National City Fire Department. The parcels are in the San Diego School District (deannexed from Chula Vista School District in 1962). The closest library is in the City of San Diego on Rancho Hills Drive. Water to the area is provided by the Sweetwater Authority which also provides water to the Reo Terrace Subdivision in the City of San Diego. The dwellings are connected to septic systems. The area is not included in the National City General Plan nor in the General Plan for the City of San Diego. It is, however, shown on the Sweetwater Community plan as urban residential, 1.0 Du/1, 2, and 4 Ac.

3.3.6.2 Determination

Area 5 was not included within the Sphere of Influence. Although the area was included in the Sweetwater Community Plan, it is separated from that community and National City by Highway 54. Services can best be provided by the City of San Diego.

3.3.7 Area 6 - South of Sweetwater Heights Park

3.3.8 Natural Setting and Land Use

Area 6 consists of 2 separate tracts of land located on the slopes south and westerly of Sweetwater Heights Subdivision and westerly of the proposed Reo Drive extension.*

Area 6a consists of four building sites totaling 4 acres. Two parcels are developed with single family dwellings. This area, immediately south of Sweetwater Heights Park, is steep, over half the area is 15 to 20% slope. Access is via a private road, Bonita Heights Lane off Cagle Street.

Area 6b is a 1.5 acre parcel with a single family dwelling taking access from Valley Road. This parcel is also very steep, 15 to 20% slope.

Both 6a and 6b are in the Bonita-Sunnyside Fire Protection District.

The area is not included within the National City General Plan. Chula Vista's General Plan designates the area as medium residential (4-12 Du/Ac) and the Sweetwater Community Plan as urban residential 1.0 Du/1, 2 and 4 Ac.

3.3.7.2 Determination

All of area 6 was included within the Sphere of Influence.

*Completion of a road to connect Highway 54 with Sweetwater Road is a condition of the Master Agreement for Plaza Bonita.

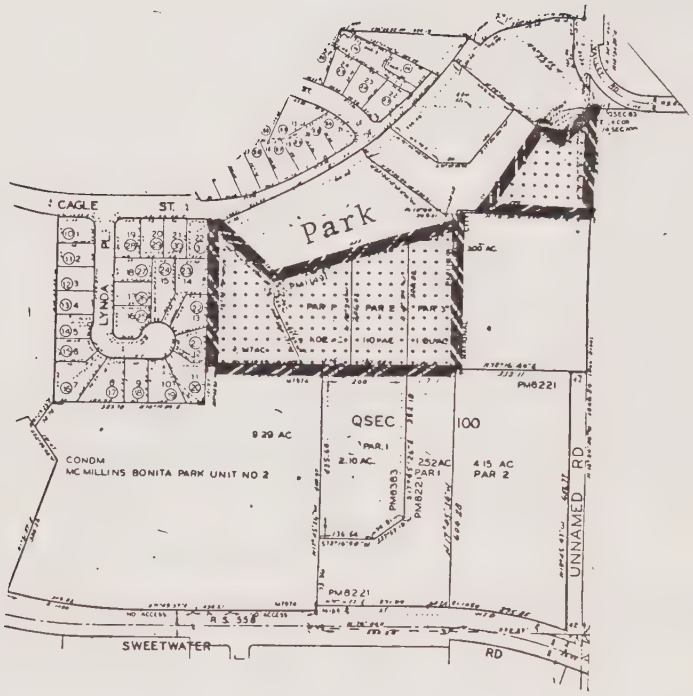


Figure 20. Area 6 - South of Sweetwater Heights Park

Density - Present		Density - Projected	
Dwellings Units	3	Dwellings Units	5
Dwelling Units/ac	.54	Dwelling Units/Ac	.9
Population Est.	9	Population Est.	15
Persons/Ac	1.6	Persons/Ac	2.7

Housing

SFD	3	Units	Acres 5.5
2-4 units	___	Units	
5-30 units	___	Units	
Condo	___	Units	
Total	3	Units	

Other Uses

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Bonita-Sunnyside FPD
Police	County sheriff

General Plan	Designation
National City	--
County	Urban Res. 1DU/1,2 or 4 Ac.
Chula Vista	Med. Res. 4-12DU/Ac.

Area 6a is completely surrounded by National City with its only access through the City. There were two reasons for including Areas 6b. The hillside location lends itself topographically to be included in the City and the area to the east is being included within the Sphere of Influence.

3.3.8 Area 7 - Bonita

3.3.8.1 Natural Setting

The Bonita study area is located south of the Sweetwater River. It is bordered by Chula Vista on the south and east, I-805 on the west and Bonita Road on the north. Much of the land between Bonita Road and Glen Abbey Boulevard is within the flood plain of the Sweetwater River and fill is required to bring structures above the 100 year flood level.

The hills adjacent to I-805 are steep and the slopes are covered with brush and grass whereas the hills east of the cemetery are gentle and very heavily wooded.

Bonita Road in this area is a major road. It is presently improved to the ultimate right-of-way of 100 feet. It has four traffic lanes, bicycle lanes and a divider and it is still congested during peak traffic hours.

3.3.8.2 Land Use

The largest land use in the area is the Glen Abbey mortuary and cemetery. It fronts on Bonita Road and extends south to Chula Vista City limits. To the east of Glen Abbey is an area of heavily wooded, large residential estates with narrow private roads. To the west, along Bonita Road, is commercial development and behind that, on Glen Abbey Boulevard, and the hills to the south, is large lot residential development. Half acre to acre lots predominate; many residents have horses.

The area is included in the Sweetwater Community Plan. Residential density in the hilly area is designated low, 1-2 Du/Ac and in the lower areas as medium, 4.3 Du/Ac.

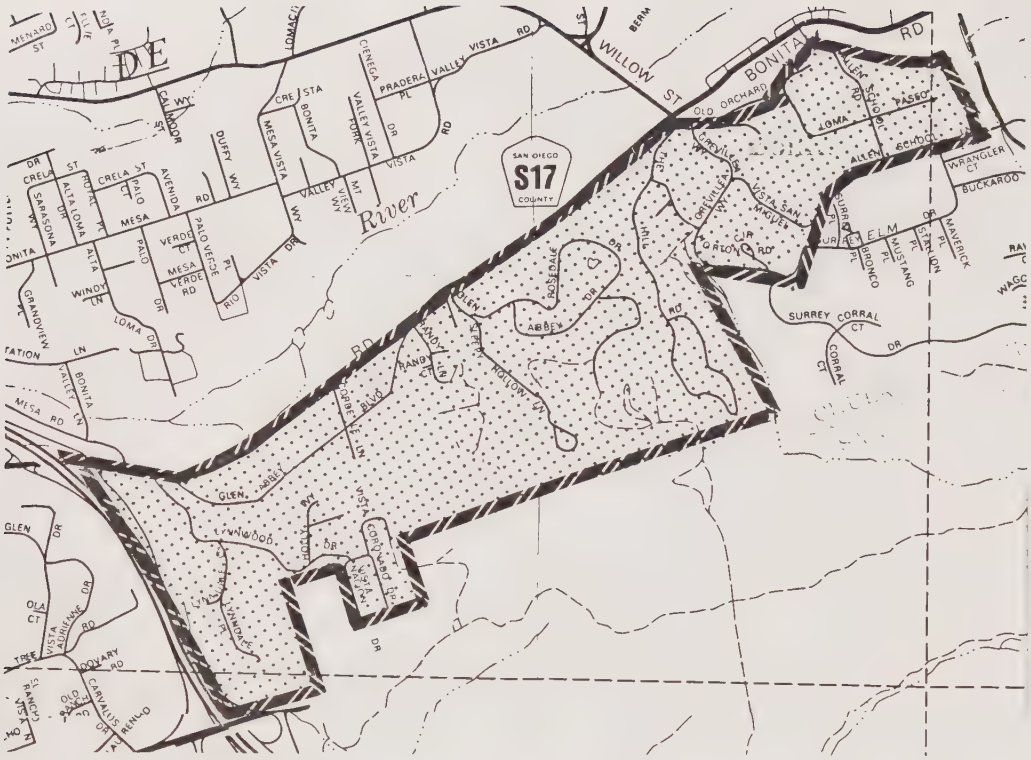


Figure 21. Area 7 - Bonita

Density - Present		Density - Projected	
Dwellings Units	215	Dwellings Units	240
Dwelling Units/ac	.49	Dwelling Units/Ac	.54
Population Est.	645	Population Est.	720
Persons/Ac	1.5	Persons/Ac	1.6

Housing

SFD	215	Units	Acres 440
2-4 units	___	Units	
5-30 units	___	Units	
Condo	___	Units	
Total	215	Units	

Other Uses

Cemetery, mixed commercial

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Bonita-Sunnyside
Police	Sheriff

General Plan	Designation
National City	-
County	Comm., Res. 1DU/Ac, 2 DU/Ac, 4.3 DU/Ac.
Chula Vista	Low, Med., High res. (1-26 DU/Ac)

The commercial designation is general and neighborhood. The Chula Vista plan designates low (1-3 Du/Ac) and medium (4-12 Du/Ac) residential in the hilly areas and high (8-26 Du/Ac) for the flood plain areas between Glen Abbey Boulevard and Bonita Road. There are 215 dwelling units in the area with a projected maximum 240 under the Sweetwater Plan.

3.3.8.3 Services

Bonita is in the service area of the Spring Valley Sanitation District. A significant portion of the area has annexed to the District. (See map on page 20).

The Bonita-Sunnyside Fire Protection District services this area from its station on Bonita Road at Acacia Avenue. Police protection is provided by the County Sheriff's office in Lemon Grove.

The more convenient library facilities are the County branch on Central Avenue and the library in downtown Chula Vista. Sweetwater Regional Park provides numerous opportunities for recreation. Although residents shop Plaza Bonita, the local focus is on the Bonita community shopping center in Chula Vista.

3.3.8.4 Determination

This area was not included in the Sphere of Influence. The area is topographically separated from National City by the Sweetwater River and National City cannot provide better service for the area than it now has.

3.3.9 The Sweetwater Valley Study Area

The Sweetwater Valley study area is an elongated belt of unincorporated territory that includes all of the land east of I-805 between Bonita Road and Highway 54 excepting lands within the cities of Chula Vista and National City.

This is a region of mixed topography, ranging from the flat Sweetwater River flood plain to the steep hills

south of Highway 54. The area is traversed lengthwise by three major roadways. Two are on the periphery, Highway 54 and Bonita Road, and the third, Sweetwater Road, bisects the area. Sweetwater Road is designated on the Sweetwater Community Plan as a major road (102' right-of-way) from National City to its intersection with Willow Street and again from its intersection with Bonita Road to Highway 54. The strip in between is shown as a collector road (80' right-of-way). Presently, the road is two lanes with narrow shoulders and there are no funds for improvement.

The development pattern is established. It is possible, that some of the existing lots may be split and areas that are acre or half acre minimum may become half that size however, such action would require a General Plan amendment. Only a few parcels over five acres remain to be subdivided. Most of these are problem parcels and are located on either side of Valley Road in the northwest section (Lomacitas). They are designated for development at 1 Du/Ac or less.

Discussion of general plan designations for these areas will be limited to those shown on the Sweetwater Community Plan completed in 1977. National City included the area in its 1974 plan but not the later 1983 plan. The Chula Vista Plan did include this area in its general plan but the plan was adopted in 1970 and has very general use categories.

With exception of the condominium development at Highway 54 and Briarwood, the neighborhoods are characteristically middle and upper middle income with high owner occupancy levels and an identity with the Bonita community. Many residents have horses and stables and there are equestrian trails throughout the area.

The area has all the urban services. All of the Sweetwater Valley is in the service area of the Spring Valley Sanitation District, however, only limited areas have annexed. These are the subdivisions from Winnetka Street east to Pray Street (with exception of those on Margaret Street and Sylvia Street), the area around the school on Sweetwater

Road and Valley Road and a few scattered homes along the river. Capacity is available should these people decide to connect to sewer (See Figure 4 on page 19).

The Sweetwater Valley is in the Bonita-Sunnyside Fire Protection District which has Automatic Aid agreements with National City and Chula Vista. Average response time is 5 minutes. The fire station is located on Bonita Road at Acacia Avenue and the district offices are on Bonita Road at Willow Street. The district has an Insurance Service Office level 4 rating. The area covered by the Automatic Aid agreement with National City is shown on Figure 22. The agreement provides for simultaneous response by both agencies for structural fires and for National City back-up for medical call and rescue-traffic accidents. Because of the convenient location of the Euclid station, National City is better able to provide fire protection to this area than is the City of Chula Vista.

The County Sheriff provides police protection for this area from the sub-station in Lemon Grove.

Chula Vista Transit provides public transportation to the area. It has one Route, 705, that serves the area Monday through Saturday. The route is outlined on the Map on page 33.

In addition to the libraries in National City and Chula Vista, there is a County maintained branch on Central, a block east of Bonita Road. This branch is physically outside of the study area.

Extensive recreation facilities are available in this area. Sweetwater Regional park, which includes most of the Sweetwater River flood plain from the reservoir to I-805 and a few adjacent properties on the periphery, provides a wide variety of recreational activities. On Sweetwater Road in the City of Chula Vista, are two local parks: Rohr Park which is operated by the City of Chula Vista and Sweetwater Park which is operated by the County. There are ball fields, playground equipment, picnic tables and a recreation center. In the same vicinity is the Chula Vista Municipal golf course. The park also contains a second golf course, a driving range and little league ball fields. Riding, hiking and jogging trails are found the length of the park.

The Sweetwater Valley consists of five study areas: Bonita Mesa West, Bonita Mesa East, Lomacitas, Bonita Woods and East, and the Sweetwater Regional Park.

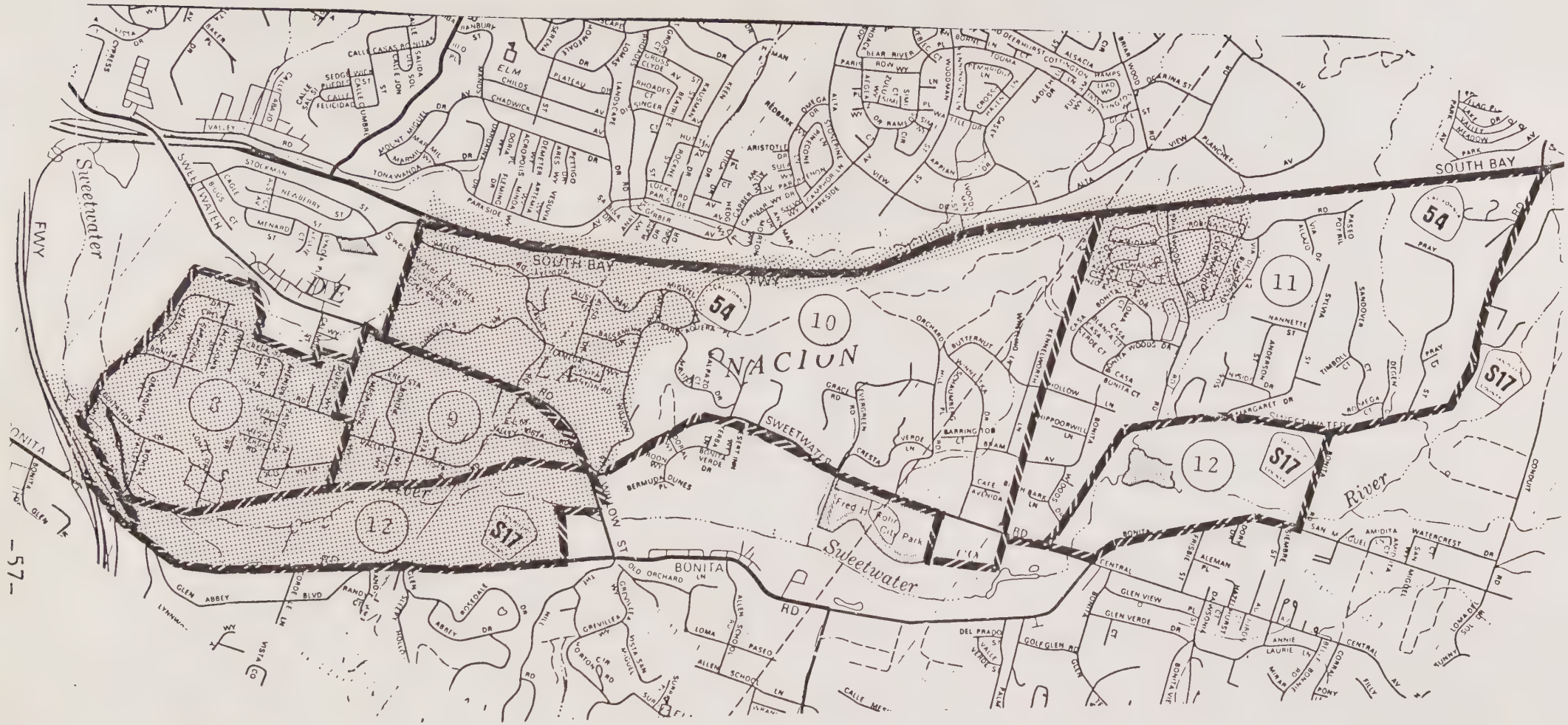


Figure 22. Area covered by Automatic Aid

Area of Automatic Aid Agreement between Bonita-Sunnyside FPD and National City. Simultaneous response by both agencies for structural fires.

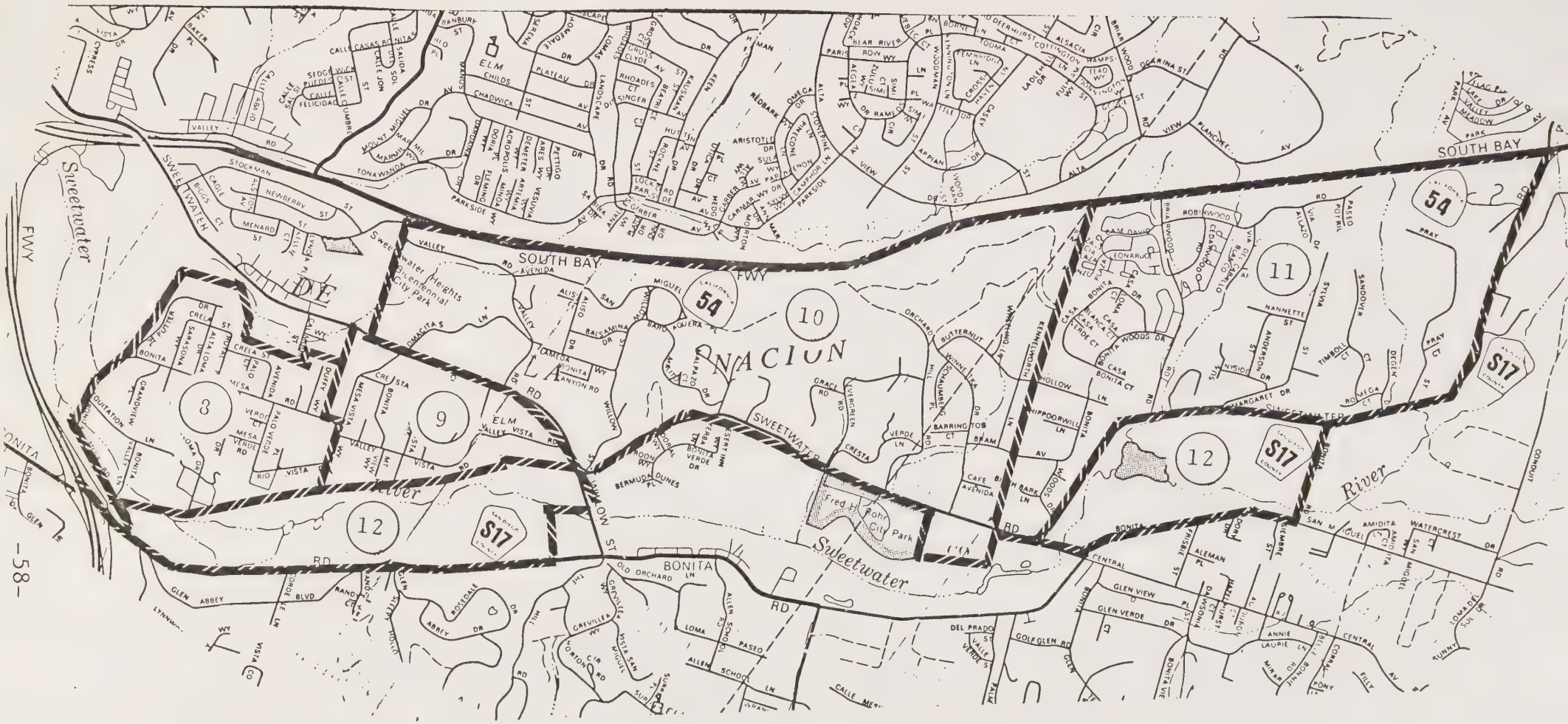


Figure 23. Areas 8-12 Sweetwater Valley

AREA 8 Bonita Mesa West 158 Acres

Density - Present

Dwellings Units	215
Dwelling Units/ac	1.41
Population Est.	645
Persons/Ac	4.0

Density - Projected

Dwellings Units	220
Dwelling Units/Ac	1.43
Population Est.	660
Persons/Ac	4.2

Housing

SFD	198	Units
2-4 units	2	Units
5-30 units	5	Units
Condo		Units
Total	215	Units

Other Uses

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Bonita-Sunnyside FPD
Police	County Sheriff

General Plan	Designation
National City	--
County	Res. 4.3 DU/Ac & 2DU/Ac.
Chula Vista	Res. 4-12 DU/Ac

AREA 9 Bonita Mesa East 118 Acres

Density - Present

Dwellings Units	93
Dwelling Units/ac	0.89
Population Est.	279
Persons/Ac	2.4

Density - Projected

Dwellings Units	111
Dwelling Units/Ac	1.06
Population Est.	330
Persons/Ac	2.8

Housing

SFD	91	Units
2-4 units	2	Units
5-30 units		Units
Condo		Units
Total	93	Units

Other Uses

Elementary school, church

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Bonita-Sunnyside
Police	Sheriff

General Plan	Designation
National City	--
County	Res. 2 DU/Ac
Chula Vista	Res. 1-3 DU/Ac

AREA 10 Lomacitas — 587 Acres

Density - Present

Dwellings Units	319
Dwelling Units/ac	.54
Population Est.	957
Persons/Ac	—

Density - Projected

Dwellings Units	537
Dwelling Units/Ac	.91
Population Est.	1611
Persons/Ac	—

Housing

SFD	319	Units
2-4 units	42	Units
5-30 units	—	Units
Condo	—	Units
Total	351	Units

Other Uses

Church, tennis club, Women's Club

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Bonita-Sunnyside FPD
Police	Sheriff

General Plan

	Designation
National City	--
County	see Sweetwater Plan map
Chula Vista	Res. 1-3 DU/Ac.

AREA 11 Bonita Woods & East — 467 Acres

Density - Present

Dwellings Units	967
Dwelling Units/ac	2.1
Population Est.	2901
Persons/Ac	—

Density - Projected

Dwellings Units	1047
Dwelling Units/Ac	2.2
Population Est.	3141
Persons/Ac	6.7

Housing

SFD	379	Units
2-4 units	12	Units
21-60 units	60	Units
Condo	516	Units
Total	967	Units

Other Uses

Church, Commercial 0.73 Ac.

Primary Urban Services

Public Water	Sweetwater Authority
Public Sewer	Spring Valley Sanitation District
Fire Protection	Bonita-Sunnyside FPD
Police	County sheriff

General Plan

	Designation
National City	--
County	See Community Plan
Chula Vista	Res. 1-3 DU/Ac.

LAND USE DESIGNATIONS

Urban Residential
- 1 1.0 DU/1,2, &4 Ac.
- 3 2.0 DU/Ac.
- 5 4.3 DU/Ac.
- 9 29 DU/Ac.

Commercial
- 13 General

Special Purpose
- 22 Public/Semi-Public
- 24 Impact Sensitive
  1 DU/4,8,20 & 40 Ac.

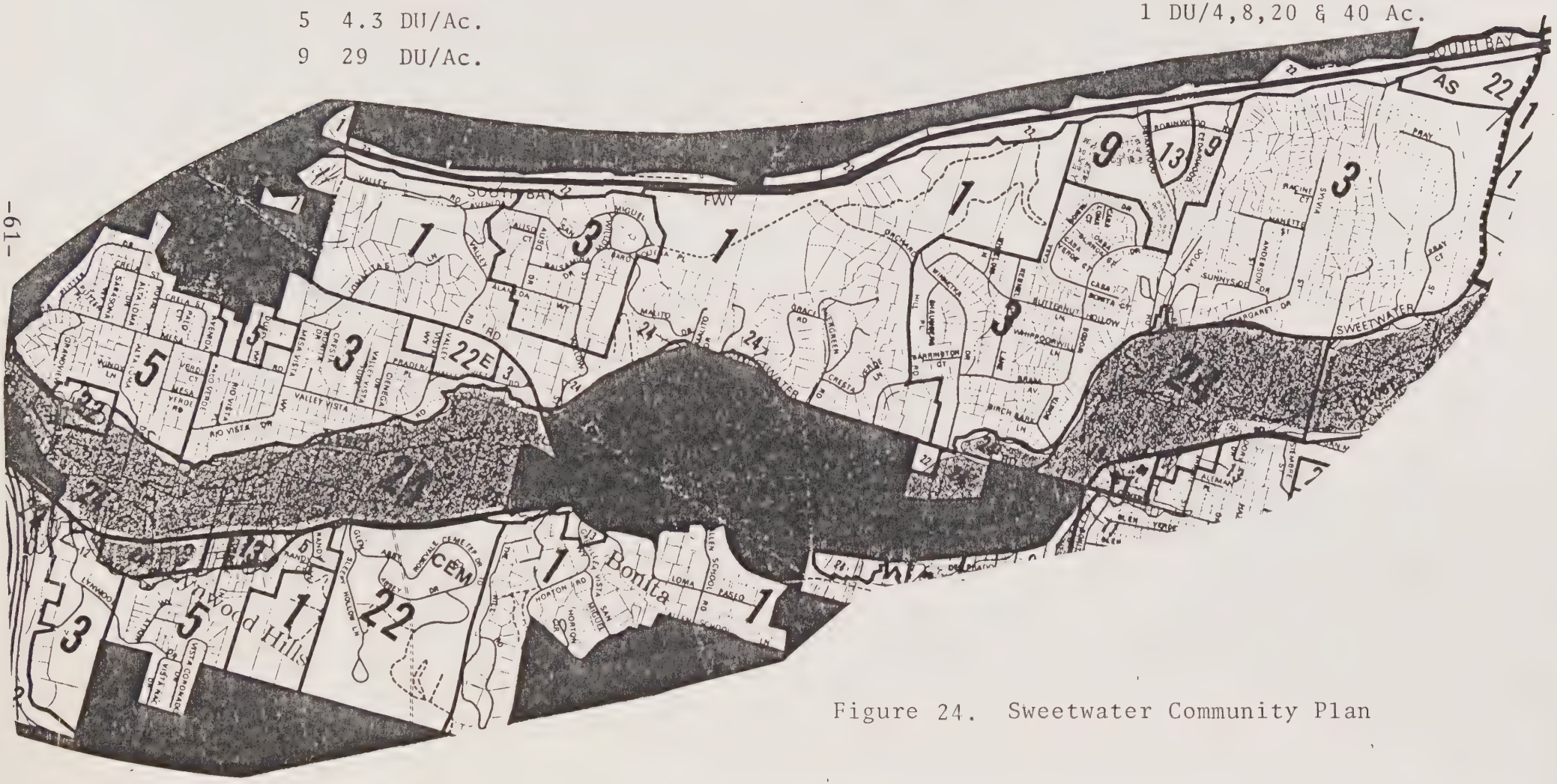


Figure 24. Sweetwater Community Plan

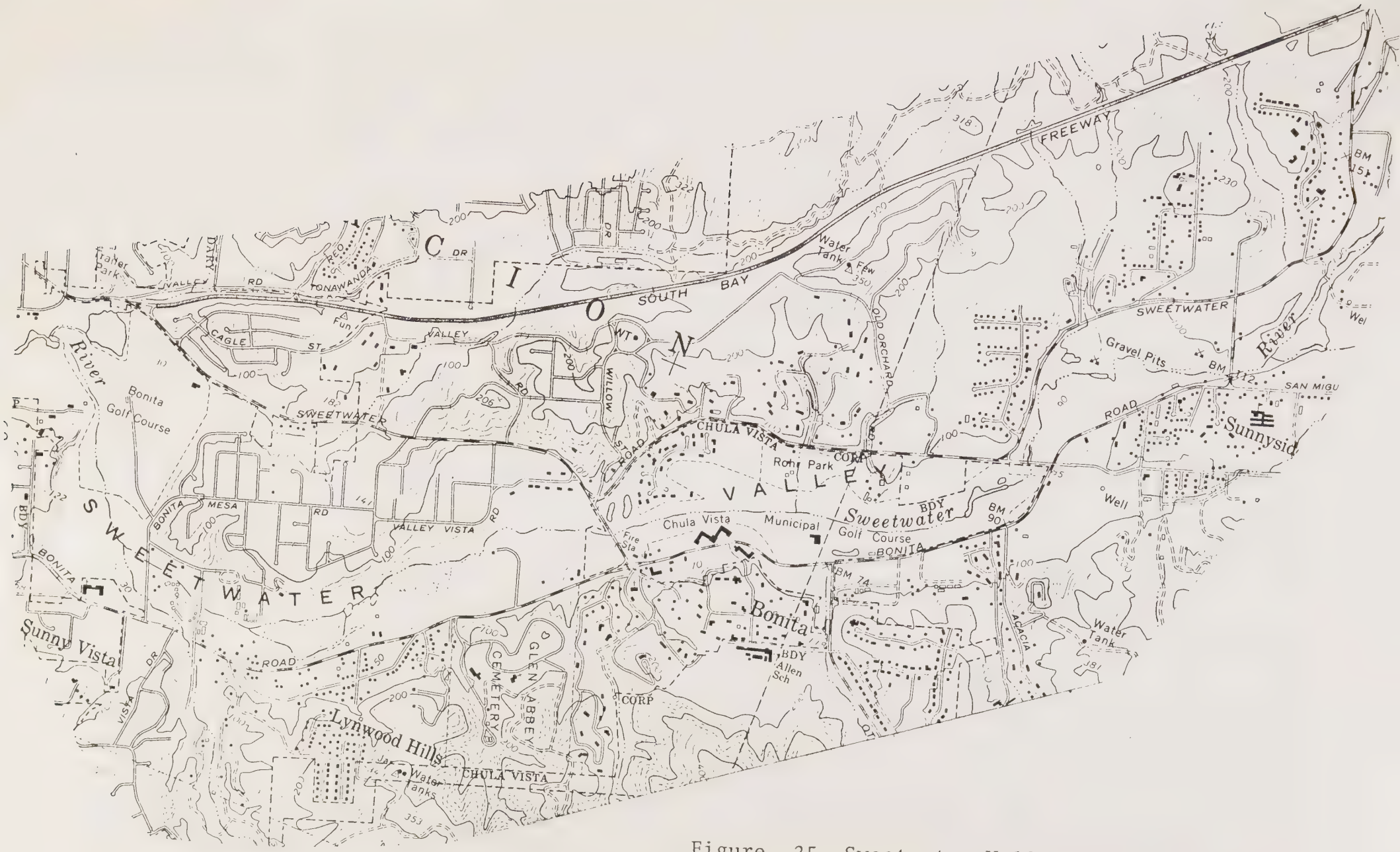


Figure 25. Sweetwater Valley Drainage Patterns

3.3.9.1 Area 8 - Bonita Mesa West

3.3.9.1.1 Natural Setting and Land Use

Bonita Mesa West is flat mesa overlooking Plaza Bonita Shopping Center from the east. It ranges in height from 50 to 100 feet above the center, with the northern slopes in National City and the southern slopes dropping off into the river.

The Sweetwater Community Plan designates the area as urban residential and either 4.3 Du/Ac or 2 Du/Ac. The area designated 4.3 Du/Ac was developed under County R-1 zoning (Single Family Residential, 10,000 sq.ft. lots). The streets are paved and, north of Bonita Mesa Road, improved with concrete curbs and gutters. The remaining area was developed under E-1-A (Residential Estates, half acre lots).

Access to the area is indirect, either from Sweetwater Road, via Mesa Vista Way or from Bonita Road via Bonita Plaza Road.

The area is almost totally developed. There are 215 dwelling units in the area with potential under current regulations for an additional five units. The homes in the area are on septic system or seepage pit system.

3.3.9.1.2 Determination

Area 8 was not included within the Sphere of Influence. Although the area is adjacent to the City of National City, it is on a mesa above the City with principal access from the south off of Bonita Road. When the area goes on to a sewer system, the probable connection will be to the outfall in the Sweetwater River. In addition, many residents identify with the community of Bonita.

3.3.9.2 Area 9 - Bonita Mesa East

3.3.9.2.1 Natural Setting and Land Use

This area, an easterly continuation of the mesa, is more rural in appearance than the western portion.

The lot size is larger with a General Plan designation of urban residential, 2 Du/Ac.

The northern boundary abuts Sweetwater Road but few residences take access there. The two non-residential uses, a church and an elementary school, have frontage along Sweetwater Road but take their access from Valley Vista Way.

This, also, is a largely developed area. Eighty-six percent of existing residential parcels have dwelling units. There are presently 93 dwelling units with a projected 111 under current regulations. The church, school and a few homes in the vicinity are on sewer.

3.3.9.2.2 Determination

Area 9 was not included in the Sphere of Influence. Bonita Mesa East is a topographical continuation of Bonita Mesa West with similar circumstances. By not including Area 8, it would not be reasonable to include area 9.

3.3.9.3 Area 10 - Lomacitas

3.3.9.3.1 Natural Setting and Land Use

Lomacitas extends from Sweetwater Road to Highway 54 and east from the planned Reo Drive extension to the Bonita Woods subdivision beyond Kennelworth Lane. This is the least developed area and also the area with the most vacant land.

The neighborhood character is definitely rural. The roads are paved but without concrete curbs. Many parcels are 1 to 1½ acres in size.

The General Plan designation for the area is urban residential 2 Du/Ac and 1 Du/1, 2, and 4 Ac. The area has 319 dwelling units with a projected maximum of 537 under current regulation. A subdivision was recently filed on the large vacant parcel adjacent to Highway 54. Lots have been platted along the ridges and the slopes left in open space. As a consequence, the lots are not necessarily a net acre but the overall density is low. Only the Bonita Downs subdivision is on sewer (Winnetka Drive).

The area south of Highway 54 adjacent to National City contains approximately 30 acres of undeveloped land (See Figure 26). The natural drainage for this area is south of Sweetwater Road then through National City to the Sweetwater River. The most reasonable connection for sewer would be the National City 8" line in Sweetwater Road.

National City's boundaries could logically be extended easterly along State Route 54 and southerly along Valley Road to Lomacitas Lane. Such action would incorporate approximately 41 acres of land into the City, approximately 30 of which are undeveloped.

3.3.9.3.2 Determination

Forty-one acres of the Lomacitas area adjacent to National City were included in the Sphere of Influence because National City can deliver the necessary urban services to this area more efficiently than any other jurisdiction. This adjustment of boundaries would result in a more reasonable boundary for National City. As previously mentioned, this area includes an undeveloped area of approximately 30 acres located on the south side of State Route 54, north of Lomacitas Lane and approximately 11 acres south of Valley Road that are presently developed in large lot single-family home sites. The property fronting on Lomacitas Lane to the south would not benefit by annexation to National City; this does not represent a logical extension of the City's boundaries due to topographical separation. Therefore, they were not included in the City's Sphere boundary.

The drainage pattern of the remaining area is a series of swales draining south to the Sweetwater River. The existing Sweetwater Valley Sanitation District sewer mains have been constructed in these swales and they carry the effluent to the Spring Valley outfall in the river (See Figure 24).

No efficienty in service will be gained by annexing any additional land in this area to the City of National City. In fact, including the remainder of the area in the Sphere would create an easterly projection to the City that would be inefficient to service from existing facilities and be inconvenient for residents of the area.

3.3.9.4 Area 11 Bonita Woods and East

Area 11 extends easterly from Area 10 between Sweetwater Road and Highway 54. The area is completely subdivided, but there are large blocks of vacant lots. The area is

Figure 26. Addition to National City Sphere of Influence

paved and most of it has curbs. Most of the area is on sewer. The exception being the old subdivisions off of Margaret Street and Sylvia Street and the lot split area on Sweetwater Road east of Pray Street.

The General Plan designation for the area is urban residential, 2 Du/Ac and 29 Du/Ac. The area designated 29 Du/Ac is adjacent to Highway 54 at Briarwood. A small portion is apartments (60 units); the remainder are condominiums. The single family dwellings are 92% owner occupied whereas the condos are only 53% owner occupied. There are eight acres of vacant commercial land and 0.73 acres of developed and occupied commercial. There are 967 dwelling units with a potential for an additional 80 units.

3.3.9.4.2 Determination

Area 11 was not included in the Sphere of Influence. National City is not the logical jurisdiction to provide future services for the area. The basis for this conclusion is similar to that for Area 10.

3.3.9.5 Area 12 - Sweetwater Regional Park

3.3.9.5.1 Natural Setting and Land Use

This study area consists of two segments of Sweetwater Regional park, from Plaza Bonita to the Chula Vista Golf Course and from the Central Avenue Bridge to the Bonita Road crossing. The park occupies the Sweetwater River flood plain and is presently undeveloped. Some temporary uses exist, mainly in structures on land that was purchased by the County for parkland and awaiting to be demolished.

3.3.9.5.2 Determination

This area was not included in the Sphere of Influence. Since areas 8 through 11 were not included in the Sphere of Influence, it would be impractical for National City to service this area.

3.4. SPHERE OF INFLUENCE

The areas adjacent to National City that exhibited potential for annexation were included within the Sphere of Influence. These were:

Area I - Lincoln Acres. It was included principally because of its location as an island within National City. It already has National City fire protection and bus services and uses National City recreation facilities.

Area 2- South of Town and Country Shopping Center. The area north of the centerline of the proposed Sweetwater Flood Control Channel was included in the City's Sphere of Influence based on an agreement with the City of Chula Vista regarding the ultimate boundaries in that area. The flood control channel was determined to be the most logical boundary between the two cities.

Area 3 - KOA/2nd Street. The area north of the centerline of the proposed Sweetwater Flood Control Channel was included in the Sphere of Influence based on an agreement with with the City of Chula Vista regarding the logical boundaries in that area between the two cities.

Area 4 - River/Parkland. The area north of the centerline of the flood control channel and east of the boundary of the I-805 right-of way was included in the Sphere of Influence based on an agreement with the City of Chula Vista regarding the logical ultimate boundaries and the capabilities of the adjacent jurisdictions to provide services to the area.

Area 6 - Parcels south of Sweetwater Heights. One parcel is an island within National City and the other would be with the addition of the 33 acres of area 10 to the Sphere; therefore, both were included within the Sphere.

Area 10 - Lomacitas (westerly 41 acres). Including this area in the Sphere would result in a logical extension of National City. Because of the drainage pattern, the area's sewers, when constructed, will connect to National City mains and other services such as fire and police are readily available via Highway 54 and Valley Road and in the future, via Sweetwater Road and Reo Drive.

It was assumed that all lands within the corporate limits would remain within National City's Sphere of Influence. This includes the South Bay salt marshes which have been part of National City since 1955. Although this area presents an irregular boundary, it has no need for services and presents no problems to any local jurisdiction. The exhibit located in the envelope in the back of this document depicts the total area of the Sphere.

APPENDIX

(619) 236-2015 · san diego
Local agency formation commission
1600 pacific highway · san diego, ca. 92101

July 14, 1983

Tom McCabe, City Manager
City of National City
1243 National Avenue
National City, California 92050

Subject: Sphere of Influence for the City of National City

Dear Tom:

The purpose of this letter is to request your assistance in determining a sphere of influence for the City of National City.

On January 10, the First District Court of Appeal in San Francisco ruled that before LAFCO may approve a proposal, a sphere of influence for each local governmental agency which might include the subject territory must first be adopted. A "sphere of influence" is defined in the Government Code as the probable ultimate physical boundaries and service area of a local governmental agency as determined by LAFCO.

Recent urgency legislation has extended the deadline for completing spheres of influence to January 1, 1985. It is anticipated that the cities and special districts will need to play a critical role in aiding LAFCO to complete these studies by the deadline. Due to the number of local agencies in this county, San Diego LAFCO needs your cooperation in preparing a proposal for a sphere of influence for the City of National City.

Enclosed is a copy of LAFCO's most recent sphere of influence guidelines. I would suggest that you particularly review the section which lists the factors that the Commission must consider in adopting spheres. In general, a well-documented sphere proposal should:

- Show need for agency services as indicated in adopted city and county general plans.

- Consider ability of the agency to provide and finance future services in an area as demonstrated, for example, by adopted facilities plans; and

. Resolve service conflicts with other agencies.

It is expected that an important part of developing your proposal will be discussion with neighboring jurisdictions, as necessary. The City should also reach conclusions concerning its views on the future status of special districts which may currently provide or have authority to provide services in the area proposed to be within the City's sphere. To date, in your area we have requested sphere proposals from the Cities of Chula Vista and San Diego and the South Bay Irrigation District. I would think that discussions with Chula Vista concerning the Bonita, Sweetwater Valley, and "salt flats" areas would be important.

The general plan is an important basis for determining a sphere of influence. Our Commission's policies state that an area will not be considered for inclusion in a city's sphere of influence unless it is within the city's adopted general plan land use element.

It is very evident that completion of a sphere of influence study for the City of National City will take time and resources. Because the City should be in the best position to determine what area it can and intends to serve in the future, it is essential that the City be an active participant in determination of the sphere of influence. Due to public hearing scheduling and possible environmental review requirements, I would hope that the necessary background work could begin on this project in the very near future.

At the conclusion of the sphere study, adoption of a sphere of influence influence requires a noticed public hearing(s), at which the Commission considers the staff recommendation and any testimony by the City, other affected agencies, and the interested public. In making a sphere of influence determination, the Commission may designate a full sphere of influence, including the agency and specific surrounding territory; a "coterminous" or existing boundaries sphere, indicating no anticipated need for an agency's services outside its current boundaries; or a partial sphere, if information is not now available to establish a complete sphere of influence. If the City's work cannot be completed in time for a sphere determination to be made before the deadline, it might be necessary for the Commission to adopt a sphere of influence coterminous with the existing City boundaries. If no sphere is adopted by the deadline, it may be impossible for the Commission to consider any jurisdictional change proposals for the City and surrounding agencies until the sphere is completed.

Once you have reviewed the sphere guidelines, I would appreciate your constacting me at your convenience or having appropriate staff contact us to arrange a meeting to discuss the sphere proposal and outline a schedule that will be possible for both the City and LAFCO. In addition to the Commission's sphere guidelines, enclosed is a questionnaire which requests the basic information, along with the City's general plan, needed for a sphere determination.

Please call me if there are any questions. Thank you for your assistance and cooperation in accomplishing this important project.

Sincerely,

Bill Davis

WILLIAM D. DAVIS
Executive Officer

WDD:na
Enclosures

NATIONAL CITY

SEWER FEE SCHEDULE

Connection: $300 for 50' frontage, $6 per foot for each additional foot

Service: 6 per month

Construction:

Construction and laying sewer lateral from main to property line as per following schedule:

1. Any connection 5-feet or less in depth to be installed by City forces. $ 800.00

2. Any connection over 5-feet deep.

a. Street Connection

4" Lateral	1240.00
6" Lateral	1260.00
8" Lateral	1310.00

b. Alley Connection

4" Lateral	695.00
For each lineal foot in excess of 10'	70.00
6" Lateral	710.00
For each lineal foot in excess of 10'	70.00
8" Lateral	710.00
For each lineal foot in excess of 10'	70.00

c. Easement Connection

4" Saddle	80.00
6" Saddle	90.00
8" Saddle	90.00

Under abnormal conditions, additional appropriate charges shall be established by the City Engineer. Abnormal conditions include, but are not necessarily limited to, the following:

1. Deep sewer laterals in excess of eight feet;

2. Difficult or unusual excavations;

3. Unusual obstructions or hazards;

4. Sewer connections where the conduit is larger than six inches inside diameter.

SPRING VALLEY SANITATION DISTRICT

SEWER FEE SCHEDULE

Annexation:	To LAFCO	$250	Processing (under 5 acres)
		130	State Board of Equalization
		390	Environmental (if applicable)
	To SVSD	700	Filing Fee
		1000	Annexation Fee (Per acre/prorated for less)
Connection:	To SVSD	1000	Capacity Fee per EDU
		69	Yearly service fee
Construction Fees:		170	Saddle only
	Public Street	1280	4" lateral
			or
		1380	6" lateral
		8	per foot for each foot of ROW over 60'
		8	per foot for each foot deeper than 13'

Senate Bill No. 632

CHAPTER 1114

An act relating to tidelands and submerged lands conveyed to the San Diego Unified Port District.

[Approved by Governor October 2, 1973. Filed with Secretary of State October 2, 1973.]

LEGISLATIVE COUNSEL'S DIGEST

SB 632, Mills. San Diego Bay tidelands.

Revokes as of January 31, 1984, conveyance in trust to San Diego Unified Port District of tidelands and submerged lands which are now subject to leases to the Western Salt Company. Directs the Resources Agency, in cooperation with the State Lands Commission, to undertake a study to determine which state agency should be assigned jurisdiction over such tidelands, with special consideration given to the practicability of inclusion in the state park system, and to submit its report and recommendations to the Legislature by January 1, 1976.

The people of the State of California do enact as follows:

SECTION 1. The conveyance in trust to the San Diego Unified Port District of those certain tidelands and submerged lands which are, on the effective date of this act, subject to leases to the Western Salt Company is revoked as of January 31, 1984, and title to such tidelands and submerged lands on such date shall revert to the state.

SEC. 2. The Resources Agency, in cooperation with the State Lands Commission, is directed to undertake a study to determine which state agency should be assigned jurisdiction over the tidelands specified in Section 1. Special consideration shall be given to the practicability of transferring such tidelands to the Department of Parks and Recreation for inclusion in the state park system. The Resources Agency shall submit its report and recommendations to the Legislature no later than January 1, 1976.

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_____. City Council Minutes, July 6, 1954.

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PROPOSED SPHERE OF INFLUENCE

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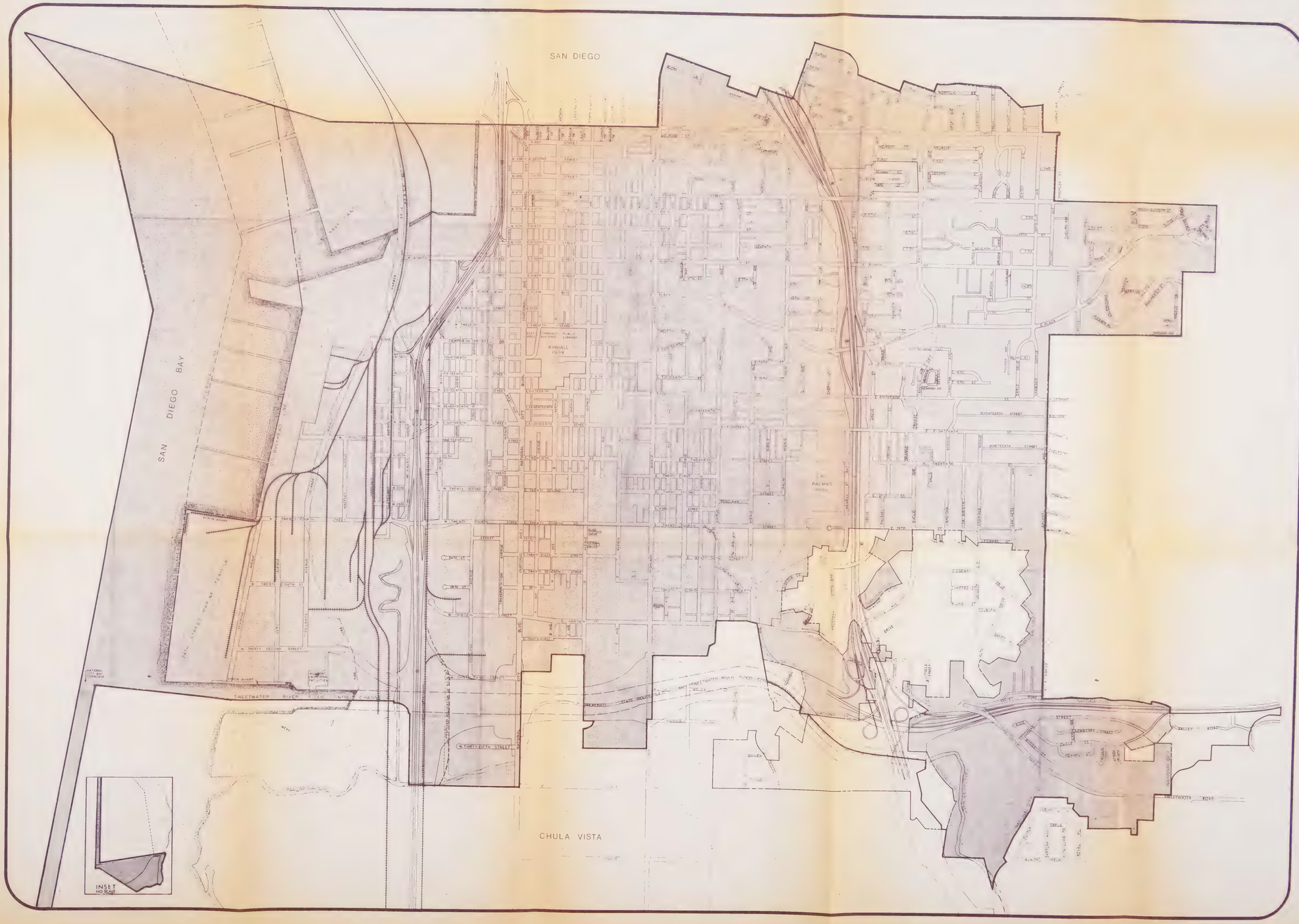
NATIONAL CITY CITY LIMITS (EXISTING)

NATIONAL CITY SPHERE BOUNDARY

NATIONAL CITY, CALIFORNIA

DATED 8-84



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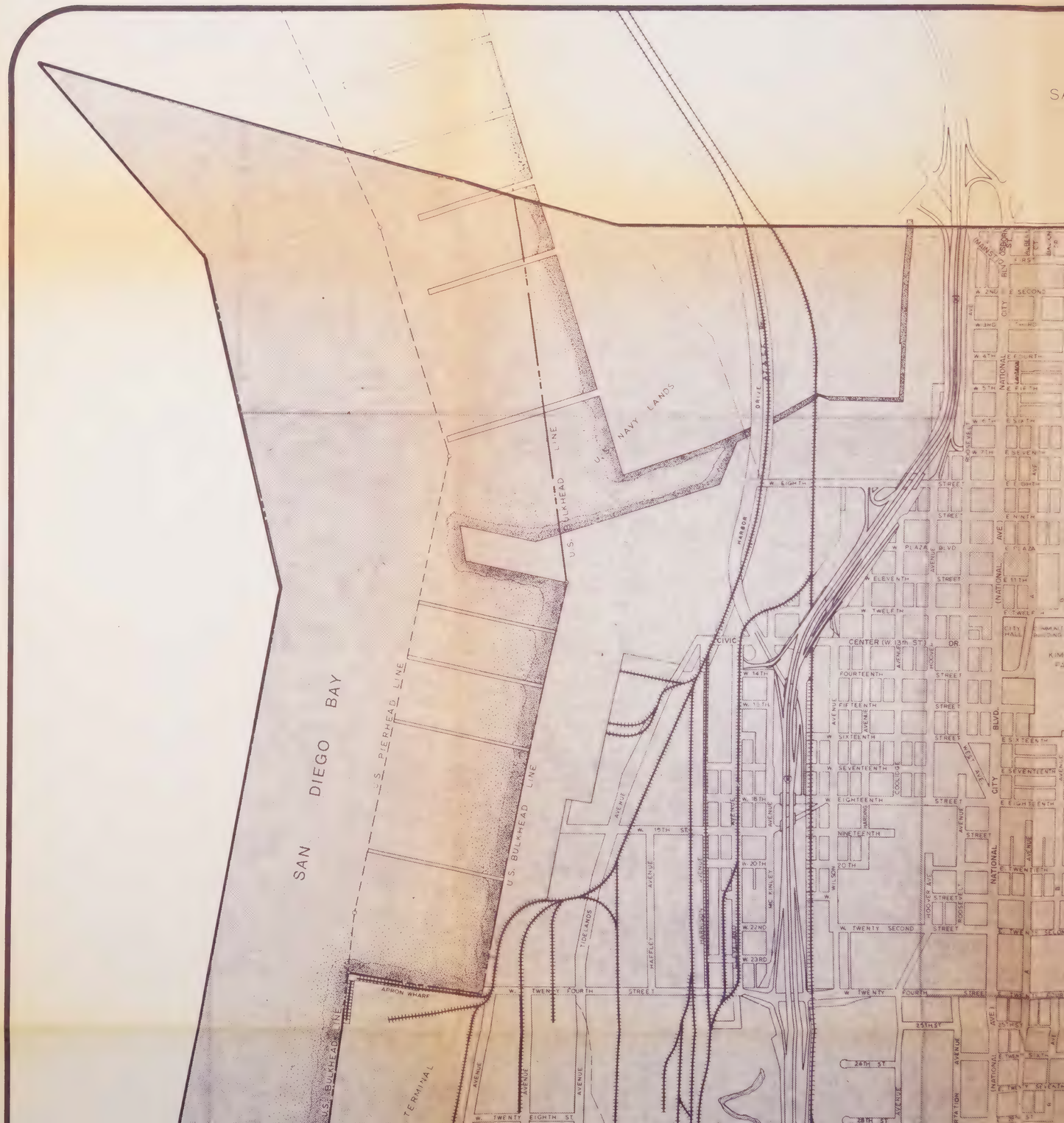
NATIONAL CITY CITY LIMITS (EXISTING)

NATIONAL CITY SPHERE BOUNDARY

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PROPOSED SPHERE OF INFLUENCE

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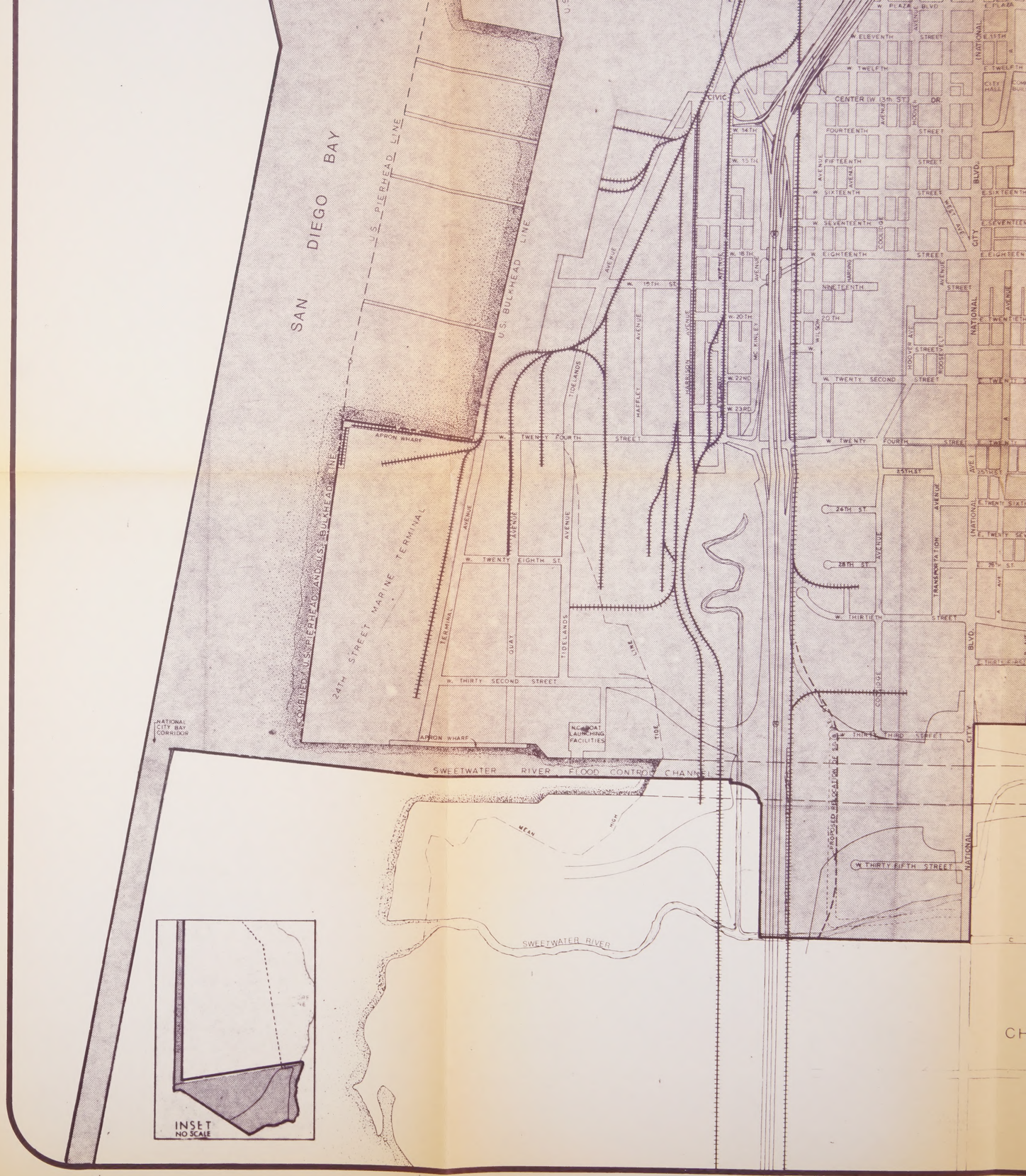

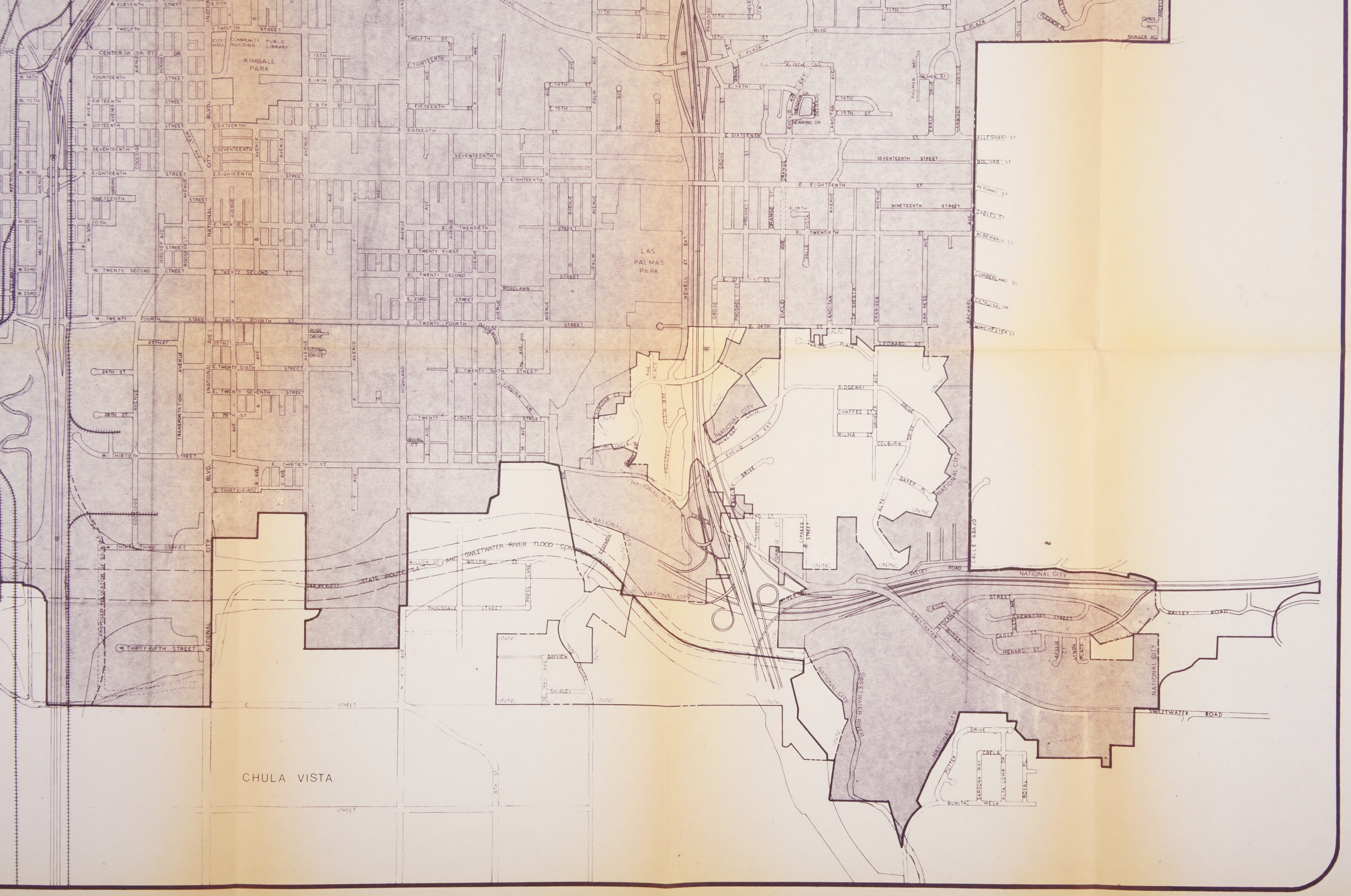
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